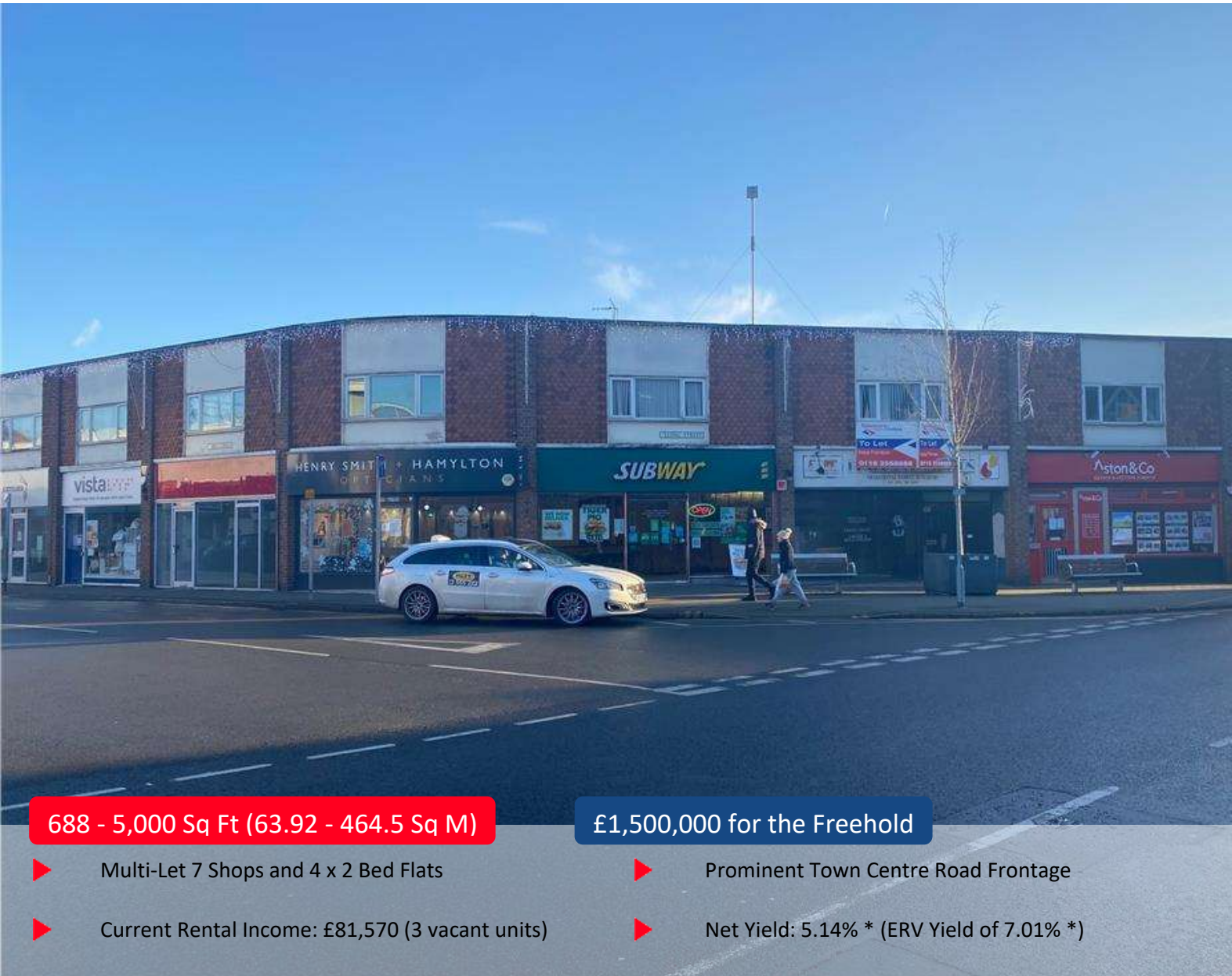


PRIME RETAIL INVESTMENT **FOR SALE**

Bell Street/Long Street, 67 Long Street, Wigston, Leicestershire, LE18 2AJ



688 - 5,000 Sq Ft (63.92 - 464.5 Sq M)

£1,500,000 for the Freehold

- ▶ Multi-Let 7 Shops and 4 x 2 Bed Flats
- ▶ Current Rental Income: £81,570 (3 vacant units)
- ▶ Prominent Town Centre Road Frontage
- ▶ Net Yield: 5.14% * (ERV Yield of 7.01% *)



LOCATION

The property is situated on the corner of Bell Street and Long Street.

Bell Street forms part of the prime retail shopping area in Wigston with a range of national and independent retailers.

Wigston is 3.5 miles south of Leicester City Centre with excellent connections to the surrounding areas.

DESCRIPTION

The property is a corner parade of 7 individual shops with 4 flats to the first floor.

All the shops benefit from their own main services and display frontages.

The 4 x 2 bed flats are located at first floor level and accessed via a rear external staircase.

The property also benefits from parking to the rear via a shared car park.

PROPOSAL

£1,500,000 (One Million Five Hundred Thousand pounds) which reflects an initial yield of 5.14% . *

Assuming an ERV of £112,575 once fully let, this would show a 7% * return.

*assuming Purchaser's costs of 5.85%.

VAT

The property is elected for VAT. The intention is for the property to be sold by way of TOGC

TENANCIES

Address	Tenant	Rent p.a.	Lease Term
1 Bell Street	Henry Smith & Hamylton (Optician)	£14,250	Holding over since 26.10.2017
3 Bell Street	Vacant		
5 Bell Street	Vista (Charity)	£16,500	Expiry 11.10.2020
7 Bell Street	Martanne (Hairdressers)	£13,958	Expiry 20.12.2022
67 Long Street	Ashton & Co (Letting Agent)	£10,000	Holding over since 30.06.2020
69 Long Street	Vacant		
71 Long Street	Subway (Sandwich Bar)	£15,500	Holding over since 07.09.2019
Flat	Tenant	Rent p.a.	Tenancy
1a Bell Street	Vacant		
3a Bell Street	Individual	£5,160	AST
67a Long Street	Individual	£6,302	AST
69a Long Street	Let with Martanne hair lease	Within shop lease	

EPC

Energy Rating:

Unit 71 – C

Unit 69 – E

Unit 67 – C

Unit 1 – B

Unit 3 – D

Unit 5 – D

Unit 7 – C

Flat 67a – D

Flat 69a – A

Flat 1a – E

Flat 3a – E



VIEWING

Please get in touch to arrange a viewing.



Reg Pollock
rp@apbleicester.co.uk
0116 254 0382



Will Shattock
wjs@apbleicester.co.uk
0116 254 0382

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.