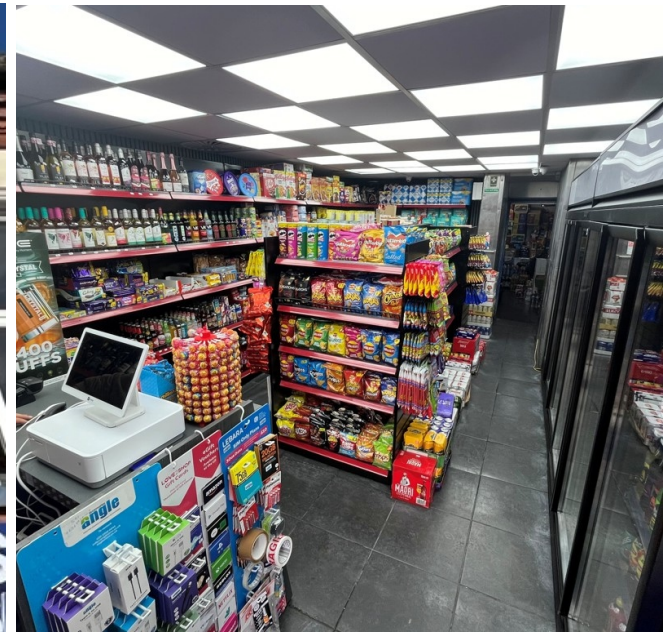


MID-TERRACE, RETAIL INVESTMENT PROPERTY FOR SALE

97 Aylestone Road, Leicester, Leicestershire, LE2 7LN



484 Sq Ft (44.96 Sq M)

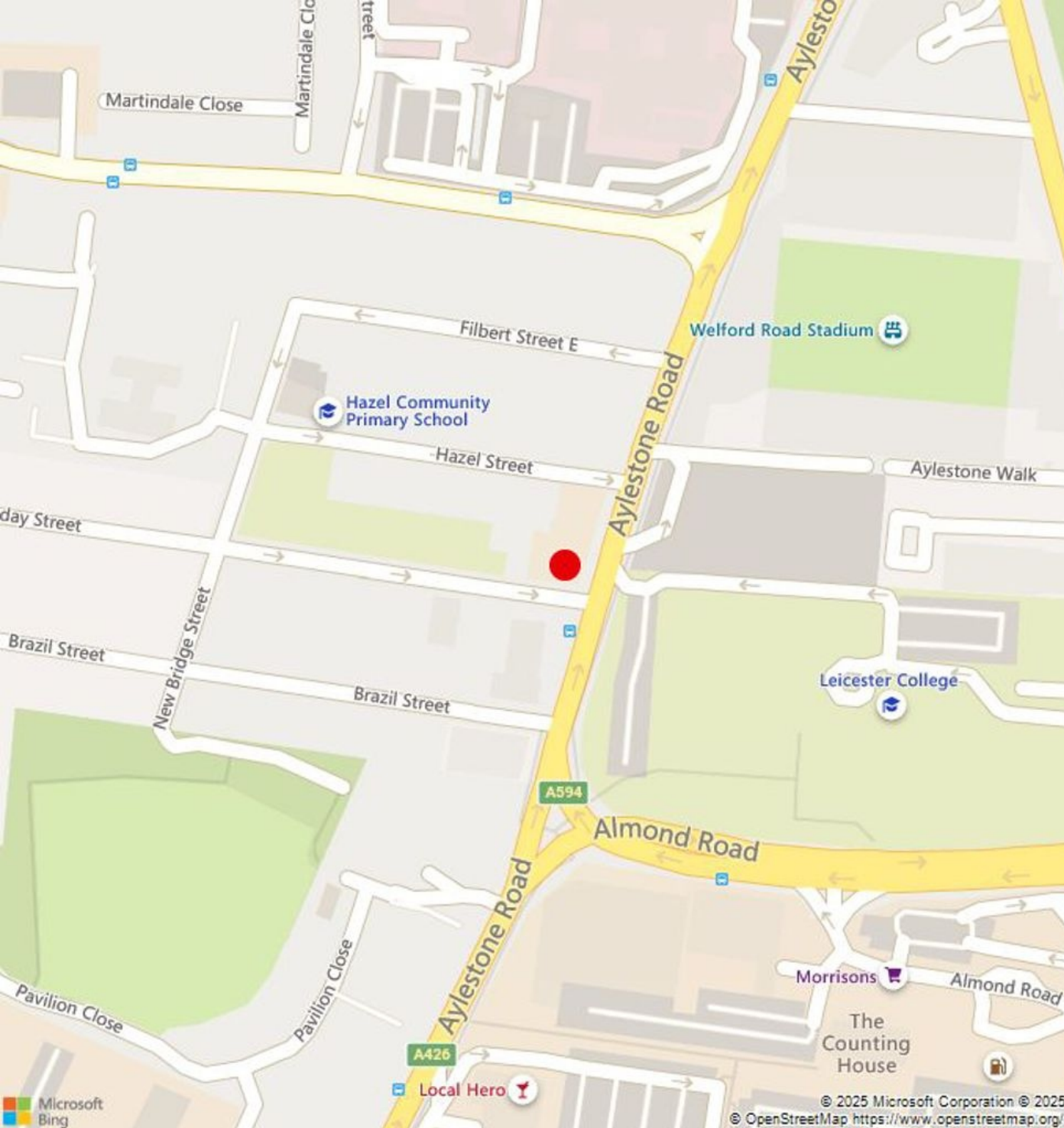
£125,000 Offers in excess of

Prominent location

Investment Opportunity

12-year lease without break

Approximately 6.25% return at £125,000



LOCATION

The Property occupies a prominent position fronting Aylestone Road (A594) in close proximity to Leicester Tigers Stadium, Leicester City Stadium and Leicester Royal Infirmary.

The Property is located approximately 1 mile south of Leicester city centre in an area of mixed-use development, including residential, commercial and leisure uses.

DESCRIPTION

The Property comprises a mid-terrace, two storey, mixed use property of solid brick construction under a pitched slate roof.

The ground floor is currently occupied as a hot food takeaway with residential accommodation above.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Total	484	44.96

All areas are quoted in accordance with the RICS Code of Measuring Practice

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £8,000

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

SERVICES

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

EPC

The ground floor has an Energy Performance Rating of B which is valid until 2nd November 2033.

TENURE

The ground is let to a private individual (t/a Leicester City Off-Licence) by way of a 12-year lease from July 2025 at a rent of £7,800 per annum.

The first-floor residential accommodation was sold by of a 99-year lease from June 1989 and is subject to an annual rent of £50.

Copies of the respective leases can be obtained from the agent.

PRICE

£125,000 Offers in excess of

LEGAL COSTS

Each party will bear their own legal costs associated with this transaction.

VIEWING

Please get in touch to arrange a viewing.



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.