



For Sale

Retail Unit + Office Premises

+ 97 Granby Street / 2-6 York Street + Leicester + LE1 6FD



4,477 Sq Ft

£565,000 for the long leasehold



**Two separate
self contained
units**



**Fully let
investment**



**Fully Secured
until February
2025**



**Passing rent:
£47,500 per
annum**



**Gross Initial
Yield: 8.4%**



**Basement
parking**





Location

The property is prominently situated, being within the main pedestrian thoroughfare from Leicester train station and the main shopping district of Leicester.

Operators in the locality include national and independent businesses characterised with a mixture of retail and food led occupiers.

Description

The property comprises two ground floor commercial units within a characteristic three storey residential development.

97 Granby Street forms a corner retail unit of mainly open plan accommodation with rear staff facilities and WC. Suspended ceilings are installed throughout with inset lighting and Air Conditioning.

Vacant storage space is positioned at basement level, below 97 Granby Street.

2-6 York Street provides attractive office accommodation at ground floor level with decorative original features including bare brick and exposed steels. Parking within retained land at basement level is demised for c. 4 vehicles.



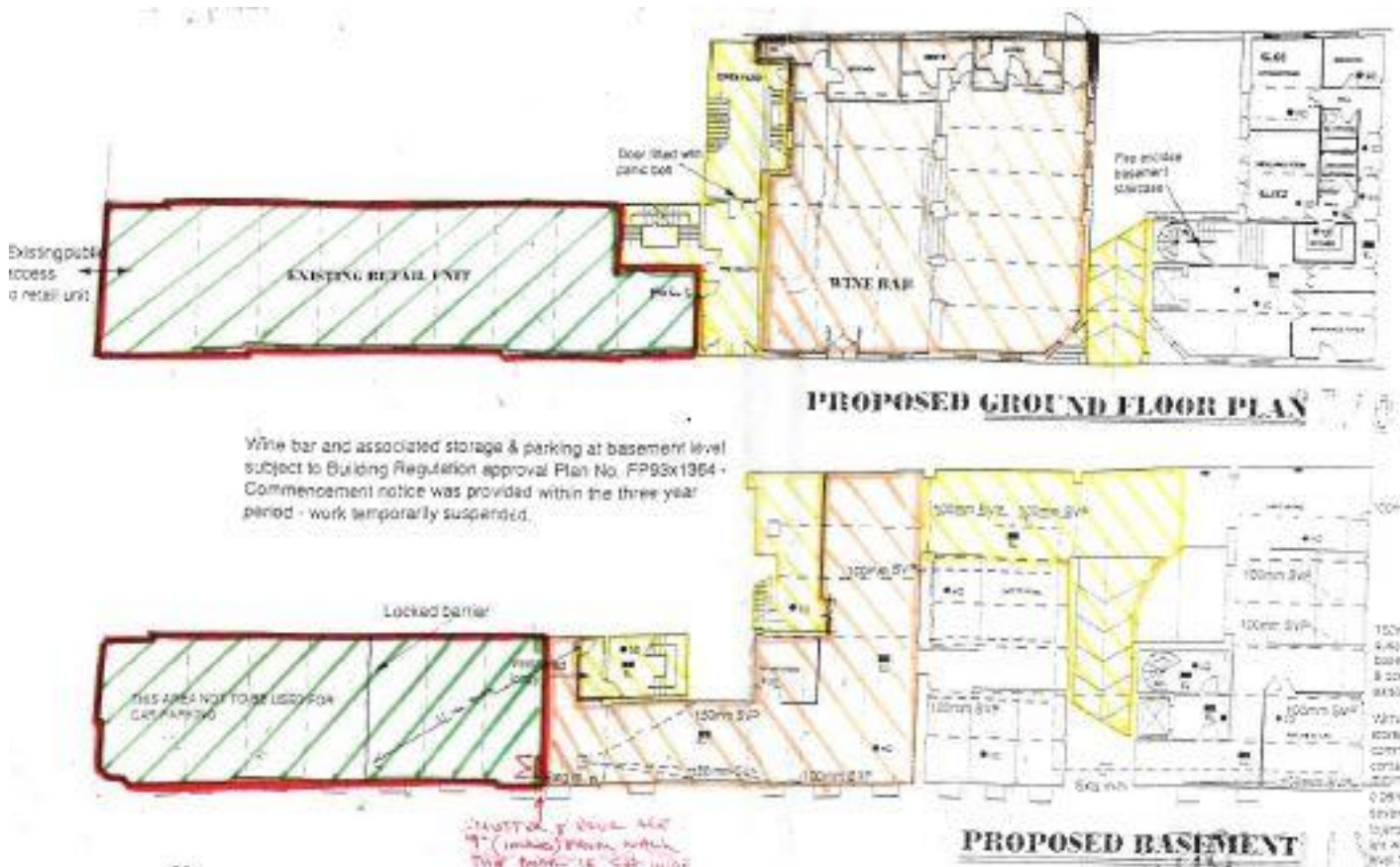


Tenancy Schedule / Accommodation

DESCRIPTION	AREA (SQ FT)	TENANT	RENT (PA)	TERM	Other
<u>Ground floor</u> 97 Granby Street	2,125	Staffline Recruitment Limited*	£27,500	5 years from 1 st Feb 2022	Break option: 31 st January 2025, subject to penalty
<u>Ground floor</u> 2-6 York Street	2,352	Montana Marketing Limited*	£20,000	3 years from 19 th October 2022	Lease expiry: 18 th October 2025
TOTAL	4,477		£47,500		

*Covenant information available upon request





Proposal

The properties are available by way of a long leasehold interest for an unexpired term of 982 years at a peppercorn rent (if demanded).

The properties are to be sold subject to the existing leases, with a total income of £47,500 per annum exc.

Offers are sought in the region of **£565,000** which reflects a Gross Initial Yield of 8.4%.

EPC

97 Granby Street: D

2-6 York Street: D

VAT

The property is subject to VAT at the prevailing rate. It is envisaged that the property will be sold as a TOGC.

Viewing

Strictly by appointment with the sole agent

Kelvin Wilson
kww@andash.co.uk
07702 369 280

Geoff Gibson
gmg@andash.co.uk
07711 237 190

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