



For Sale

Modern Industrial Investment

Unit 14 + Saffron Way + Leicester + LE2 6UP



3,289 Sq Ft

£315,000 for the Freehold



**Former
showroom /
trade counter**



**Currently let
producing
£22,500pax**



**Term expiring
3rd February
2028**



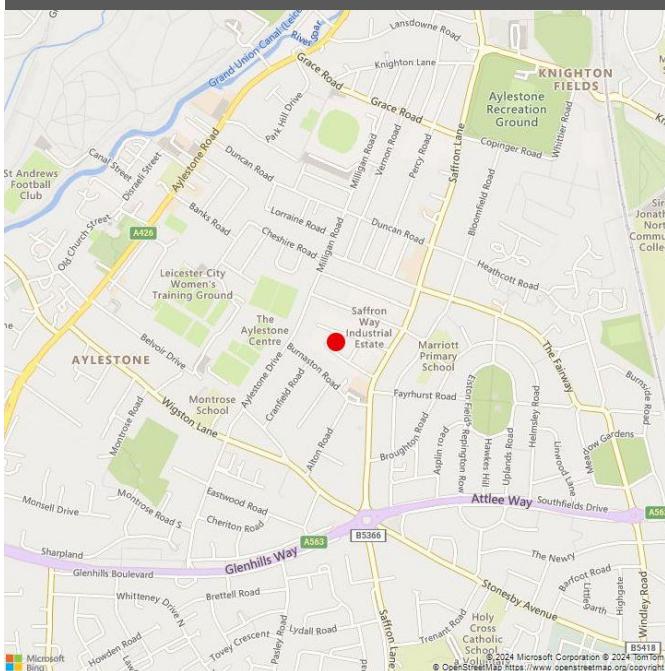
**Gross Initial
Yield: 7.1%**



Location

The property occupies a prominent position on Saffron Way, located approximately 3.5 miles south of Leicester City Centre. The site is well positioned with good road links into the city and outer ring road, west towards the M1/M69 intersection.

The Property



SAT NAV: LE2 6UP

Description

The property is detached within a secure fenced site comprising ground floor showroom accommodation, first floor stores and full height warehousing. The showroom is currently used for industrial purposes, with suspended ceilings and inset lighting. The first floor occupies c. 70% of the floor area, providing additional stores and office.

Full height warehousing is immediately adjacent, accessed via a full height electric roller shutter door with loading apron in front. An enclosed forecourt provides parking and loading.

Accommodation

| DESCRIPTION | SIZE (SQ FT) | SIZE (SQ M) |
|--|--------------|--------------|
| <u>Ground floor</u> Showroom/Office | 1,390 | 129.1 |
| <u>Ground floor</u> Warehouse | 509 | 47.3 |
| <u>First floor</u> Stores/Offices | 1,390 | 129.1 |
| TOTAL | 3,289 | 305.5 |

Rating Assessment

Rateable Value (2023): £19,000

Energy Performance Certificate

A copy is available upon request.

Tenancy / Price

The property is let on full repairing terms for a period expiring 3rd February 2028, at a passing rent of **£22,500 per annum exc.** to Grizzlers Burgers Ltd, plus Director Guarantor. A schedule of condition applies.

The lease provides for an upwards only rent review on the 4th February 2025 and includes a Tenant only break option on the 4th February 2027.

The property is available at offers in the region of **£315,000**, to be sold subject to the tenancy, providing a gross initial yield of 7.1%.

VAT

The property is currently opted for VAT purposes, albeit the transaction could be dealt with as a TOGC.

Viewing

Strictly by appointment with the sole agent

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