

ANDREW+
ASHWELL



For Sale

Restaurant Investment

+ 6-8 Leicester Road + Wigston + LE18 1DR



4,147 Sq Ft

£400,000 for the Freehold



**Fully let
expiring 2nd
November 2032**



**Prominent
double fronted
position**



**Rent from 3rd
November 2023:
£27,500 pax**



**Rear access /
parking**



**Long term
development
potential (STP)**



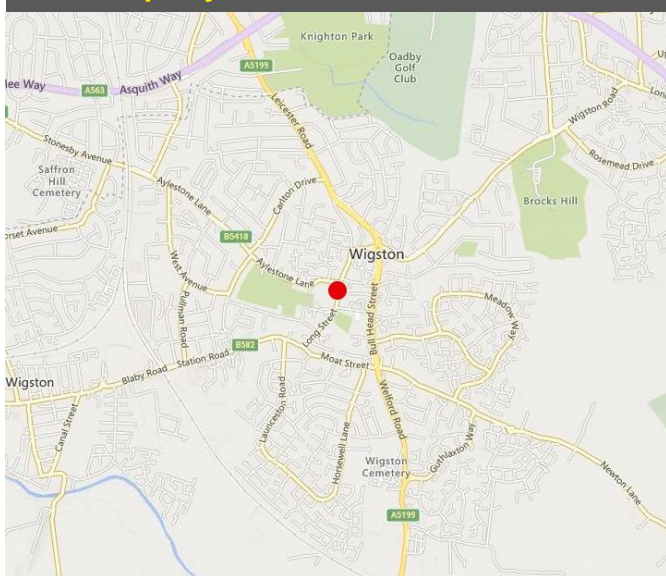
0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

Location

The property occupies a prominent mid terraced position to Leicester Road, Wigston, within the close proximity to its junction to Aylestone Lane and immediately adjacent to a pedestrian crossing fronting Bell Street.

Wigston is a popular retailing town located c. 4 miles South of Leicester City Centre and provides a mixture of national and local operators within the locality.

The Property



SAT NAV: LE18 1DR

Description

A substantial two storey premises comprising ground floor restaurant and first floor stores.

The property is fitted for the purposes of a restaurant, made up of a c. 50 cover seating area, bar, WCs, kitchen and cold room. The first floor is currently mostly open plan with WCs and has potential long term development potential (subject to planning). Access and parking for c. 6 cars is available to the rear, access off Aylestone Lane.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground floor	2,057	191.1
First floor	2,090	194.2
TOTAL	4,147	385.3

Rating Assessment

The property has a rateable value of £32,000.

Energy Performance Certificate

Certificate ref: 2031-3821-2020-8908-1001

Tenancy

The property is let to SG Kaya Ltd, plus Guarantor, for a period of 10 years from 3rd November 2022, expiring 2nd November 2032.

Fixed uplifts apply to £27,500 pax from the 3rd November 2023 and £30,000 pax from the 3rd November 2027.

Proposal

Offers are sought in region of £400,000, subject to the Tenancy, providing a gross yield of 6.9% from the 3rd November 2023 and reversionary yield of 7.5%.

The property is subject to VAT, but it is envisaged that the property will be sold as a TOGC.



Viewing

Strictly by appointment with the sole agent

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