

INDUSTRIAL / COMMERCIAL INVESTMENT FOR SALE

MEYNELL ROAD / COTTESMORE ROAD
LEICESTER LE5 3LL.



Total GIA 17,520 Sq.Ft. (1,627.65 Sq.M.) Approx.

- **North Evington Area**
- **Five Local Tenants**
- **Current Rental Income: £53,520 pax.**
- **Guide Price: £750,000**

DISCLAIMER/MISREPRESENTATION ACT

These particulars are issued on the distinct understanding that all negotiations are conducted through Peter Tew and Co. The property is offered subject to contract and it still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing, nor any injury. Peter Tew and Co for themselves and for vendors or lessors of this property whose agents they are give notice that:- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations 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 Peter Tew and Co has any authority to make or give any representation or warranty whatever in relation to this property; (iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) Peter Tew and Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Meynell Road / Cottesmore Road, Leicester, LE5 3LL.

Location:

The property fronts Cottesmore Road, Woodland Road and Meynell Road within this established mixed-use location, two miles north-east of Leicester City Centre.

Description / Tenancies:

The accommodation comprises in detail and the following dimensions are approximate:-

Address	Tenant	Sq.M.	Sq.Ft.
53a Meynell Rd	Mr Burger (Leics) Ltd & Woodland Wholesale Ltd	431.06	4,640
22 Cottesmore Rd	IB Motors Ltd	177	1,908
First Floor 20 Cottesmore Rd	Leicester Education & Support Centre / Ummah Relief Foundation	111.76	1,203
24 Cottesmore Rd	A1 Cash & Carry (Leicester) Ltd	204	2,199
53 Meynell Rd	Meadow Farm Dairies (Leics) Ltd	313.82	3,378
51a Meynell Rd	Meadow Farm Dairies (Leics) Ltd	389.45	4,192

Services:

Mains gas, electricity, water and drainage are connected to the site.

Peter Tew and Company have not tested any service/ installations and cannot provide a guarantee of their condition. Parties should investigate these facilities to their own satisfaction.

Energy Performance Certificate:

Energy Rating - Full certificates available on request.

53a Meynell Road – Band: C
22 Cottesmore Road – Band: E
F/F, 20 Cottesmore Road – Band: E
24 Cottesmore Road – Band: D
53 Meynell Road – Band: E
51a Meynell Road – Band: D

Tenure:

Freehold subject to the following lease terms:

Address	Tenant	Rent p.a.	Lease Term
53a Meynell Rd	Mr Burger (Leics) Ltd & Woodland Wholesale Ltd	£13,000	Holding over
22 Cottesmore Rd	IB Motors Ltd	£6,000	Holding over
First Floor 20 Cottesmore Rd	Leicester Education & Support Centre / Ummah Relief Foundation	£520	Holding over
24 Cottesmore Rd	A1 Cash & Carry (Leicester) Ltd	£7,000	Holding over
53 Meynell Rd	Meadow Farm Dairies (Leics) Ltd	£12,000	Expiry 28.09.2037
51a Meynell Rd	Meadow Farm Dairies (Leics) Ltd	£15,000	Expiry 28.09.2037

Guide Price:

£750,000 (Seven Hundred and Fifty Thousand Pounds).

VAT:

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

Legal Costs:

Each party to be responsible for their own legal costs and any stamp duty.

Health and Safety:

The agents accept no responsibility for injury or loss to persons or property when visiting the premises.

Subject to Contract:

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

Money Laundering:

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. This evidence will be required prior to solicitors being instructed with a sale of the property.

Viewing:

Strictly by appointment with the sole agents.

For further information or to make arrangements to view the premises please contact:

Julie or Charlotte
T: 0116 2551527
E: julie@petertew.co.uk
E: charlotte@petertew.co.uk

Important Information

Peter Tew for themselves and for vendors or lessors of the property whose agents they are, give notice that; (i) these particulars do not constitute any part of any offer or contract; (ii) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer of contract; (iii) all descriptions, dimensions references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iv) no person in the employment of Peter Tew and Co has any authority to give any representation or warranty whatever in relation to this property; (v) we have not tested any services, central heating installations, plumbing installations or electrical installations and therefore purchasers or tenants should undertake independent investigations as to condition of all services and mechanical/engineering installations; (vi) all rentals and prices are quoted exclusive of vat. Intending purchasers or tenants must satisfy themselves as to the applicable vat position if necessary, by taking appropriate independent professional advice; (vii) any site boundaries shown are indicative only (viii) Peter Tew and Co will not be liable for any loss arising from the use of these particulars.

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