

INVESTMENT OPPORTUNITY

FOR SALE



208 Sandhills Avenue, Hamilton Leicester, LE5 1PL

#AV/2025C

Eddisons

208 SANDHILLS AVENUE

HAMILTON, LEICESTER, LE5 1PL



Agreement

For Sale



Detail

INVESTMENT
OPPORTUNITY



Price

Offers in excess of:
£750,000



Size

489.56 sq m (5,270 sq ft)



Location

Leicester, LE5 1PL



Property ID

#AV/2025C

For Viewing & All Other Enquiries Please Contact:



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Investment Summary

- Virtual freehold day nursery investment
- Lease commencement date: 23rd July 2019
- Lease expiry date: 22nd July 2034
- 9 years unexpired
- Gross rental income of £57,857.14 per annum
- 5 yearly rent reviews, RPI index linked, capped at 4%
- 7.36% net initial yield assuming 4.82% purchaser costs
- £152 per sq ft

Property

The property comprises a two-story premises which forms part of a substantial neighbourhood parade which has been arranged over four storeys and comprises six retail units and fifty-one apartments. The building is of steel frame construction with brick elevations beneath a pitched roof. The floor is constructed in solid concrete throughout.

Internally, the premises has been laid out to provide a day nursery over two floors together with welfare facilities and ancillary storage. The premises has the benefit of an HVAC system providing heating and cooling, carpet floor covering and gas central heating.

Externally, the premises has the benefit of car parking and an enclosed garden.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

| Area | m ² | ft ² |
|--------------|----------------|-----------------|
| Ground Floor | 244.78 | 2,635 |
| First Floor | 244.78 | 2,635 |
| Total GIA | 489.56 | 5,270 |

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees 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 Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Energy Performance Certificate

Rating: E-108

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has authorised use from the Local Planning Authority under Class E Day Nursery Use of the Town and Country (Planning) (Use Classes) (Amendments) (England) Regulations 2020.

Interested parties are advised to make their own investigations to the Local Planning Authority.

Tenure

Long Leasehold for a term of 999 years (virtual freehold) with a term of 983 years unexpired.

Title No. LT508972

Tenancy

The property is let to Shining Stars Day Nursery Limited (11243477) on an effective fully repairing and insuring lease for a term of 15 years (unbroken) from 23rd July 2019.

The passing rental is £57,857.14 per annum exclusive, though subject to an RPI index linked rent review capped at 4% on 23rd July 2029.

A copy of the lease is available on request.

Proposal/Price

We are seeking **offers in excess of £750,000** (Seven Hundred and Fifty Thousand Pounds), subject to contract and exclusive of VAT.

A purchase at this level reflects a gross yield of 7.71% and a net initial yield of 7.36% after the purchaser's costs.

VAT

The premises has been elected for VAT which will be charged at the prevailing rate.

The sale of the property may be treated as a Transfer of Going Concern (TOGC).

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Viewing

Viewings are by appointment only through the sole agents, Eddisons:

Aman Verma

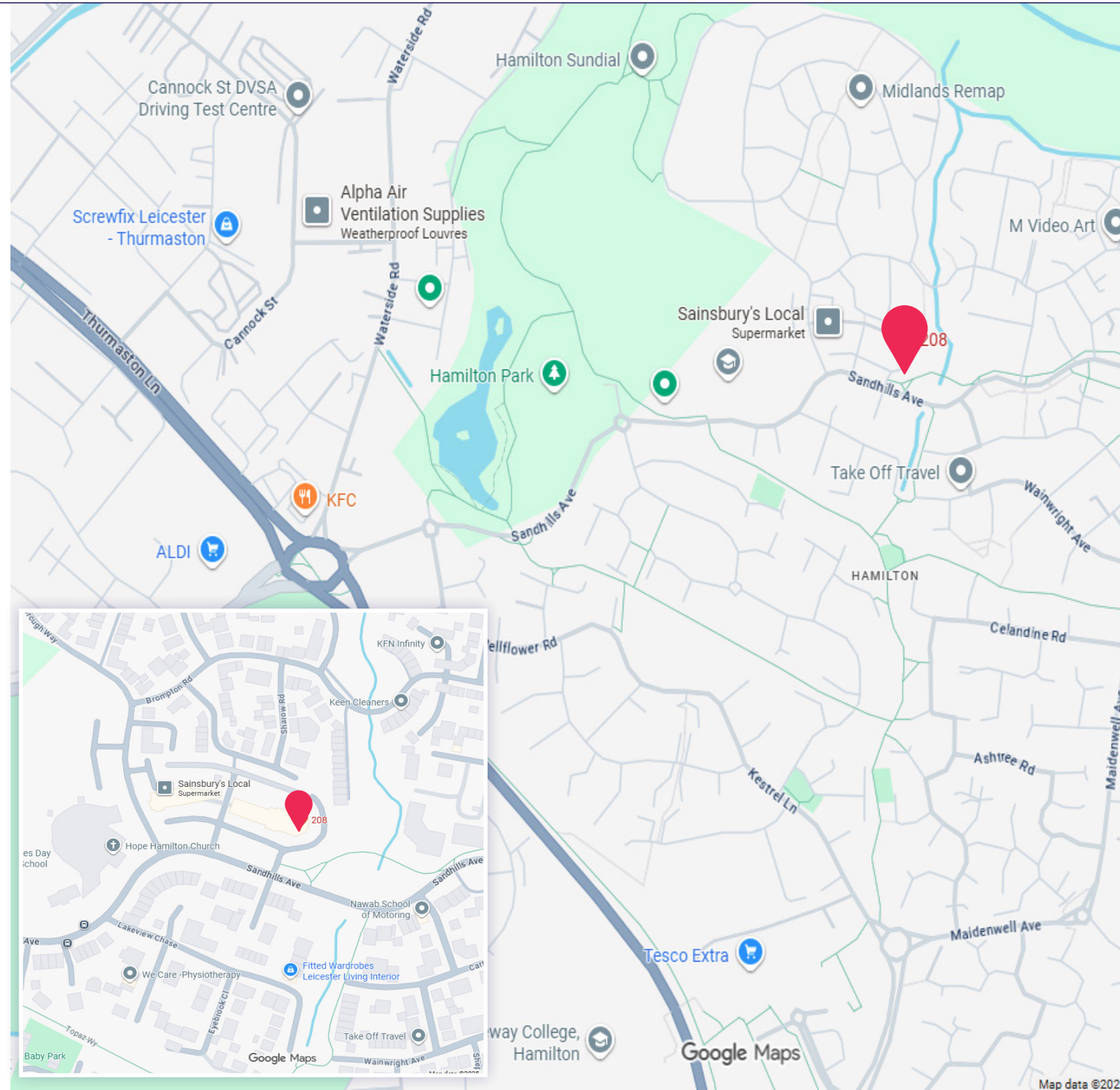
Aman.Verma@eddisons.com

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Location

Leicester has a diverse demographic profile, having a population of circa 324,000 according to the 2021 census. The city is positioned circa 100 miles north of London, 40 miles east of Birmingham and 25 south of Nottingham and is served by excellent communication links via J21 of the M1/M69.

The property is well-positioned on the northside of Sandhills Avenue in North Hamilton, approximately 3.8 miles northeast of the city centre. The property forms part of the main neighbourhood parade servicing the Hamilton District Centre, a prevalent and densely populated residential area which provides an array of local amenities which include a café, post office, supermarket and a pharmacy.





Sainsbury's Local Supermarket

Tabys Cafe and Restaurant West African

208

Micro Info - IT Support Services Computer

Google Maps

