

**4 WEEK COMPLETION**



© CROWN COPYRIGHT. All rights reserved.  
Licence number 100040809 - Plan not to scale



**SITUATION**

Located close to the junction with Leicester Road within the town centre of Blaby which is an attractive suburb situated approx. 5 miles south of Leicester city centre

**PROPERTY**

A modern development comprising a **Ground Floor Double Shop** with frontages on both Sycamore Street and Leicester Road together with separate access from Sycamore Street to **17 Self-Contained Flats with onsite parking**.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**



View of Car Park

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Double Shop	Not inspected	T. D. Cole, S. V. Hirani & Beechwood Trusteeship and Administration Limited as Trustees of the Edmonds and Slatter Limited 2014 Retirement benefit Scheme	999 years from 11th June 2010	Peppercorn	FRI
17 Flats with onsite parking	Not inspected	Various	Each 125 years from 25th March 2010	£2,550 (£150 per flat)	Each FRI <b>Rent rises to £5,100 in 2035 and £10,200 in 2085.</b>
6 Parking Spaces	<b>VACANT</b>				

**Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.**

**Note 2: Building insurance is placed through the Freeholder's agency. Current sum insured £4,898,948. Current premium £4,022.74.**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**

<b>TOTAL</b>	<b>£2,550 plus 6 Vacant Car Spaces</b>
--------------	--

**VENDOR'S SOLICITORS**  
Charles Russell Speechlys LLP - Tel: 01242 246 336  
Ref: Ms Julie Sharpe - Email: julie.sharpe@crsblaw.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts