

# INDUSTRIAL INVESTMENT FOR SALE

Unit 7, Hill Lane Industrial Estate, Markfield, Leicestershire, LE67 9PN



2,275 Sq Ft (211.35 Sq M)

£340,000 for the Freehold

- ▶ Single lot investment property with established tenants
- ▶ Popular North Leicestershire Industrial Estate
- ▶ 6 year lease with a current rental income of £17,700 per annum
- ▶ Initial yield 5%

## LOCATION

The property is located in the centre of Hill Lane Close Industrial Estate, which is a popular commercial centre just north of the village of Markfield, with excellent access to the A50 and within 2 minutes drive of the M1 motorway (J22).

## DESCRIPTION

The property comprises a single storey semi detached industrial unit of conventional steel portal frame condition with brick and profile cladding elevations and a pitched roof.

The property is well presented with internal offices and warehouse accommodation, together with staff facilities.

There are two forecourts benefitting the property, providing loading and ample parking.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
<b>Unit 7</b>		
<b>Ground Floor</b>	<b>2,275</b>	<b>211.35</b>
<b>Total</b>	<b>2,275</b>	<b>211.35</b>

All areas are quoted in accordance with the RICS Code of Measuring Practice

## CURRENT RATING ASSESSMENT

Charging Authority: Hinckley & Bosworth BC

Rateable Value : To be confirmed

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

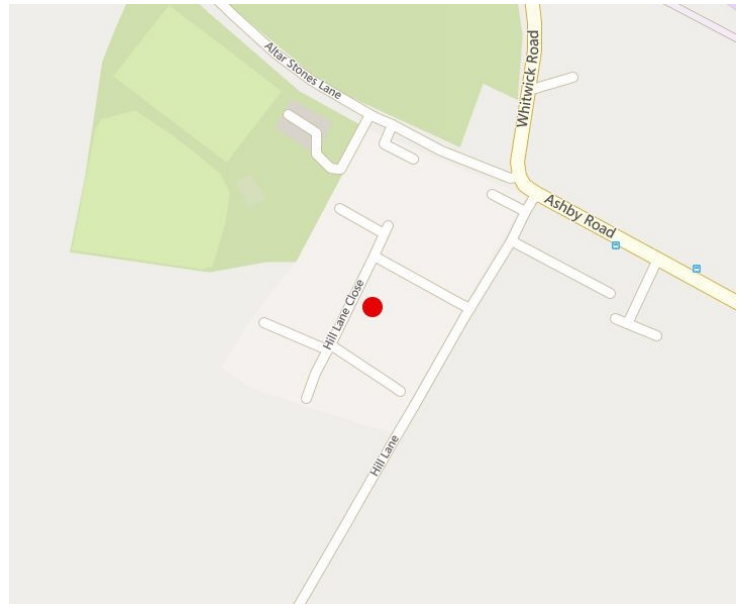
## EPC

The property has an Energy Rating of D.

The EPC will be valid until 12 February 2025.

## TENANCY

The property is let to Football America Limited by way of a Lease for a term of 6 years from June 2024. The Tenant has an effective full repairing lease, qualified by a Schedule of Condition. There is a Tenant only break clause and rent review on the third anniversary. A copy of the Lease is available to all interested parties.



## PRICE

£340,000 for the freehold interest, subject to the existing Lease, which reflects a net initial yield of 5% (based on the current rental income and assumed Purchaser's costs of 3.9%).

## VAT

The property is not elected for VAT.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Please get in touch to arrange a viewing.



**Will Shattock**

wjs@apbleicester.co.uk

0116 254 0382



**Reg Pollock**

rp@apbleicester.co.uk

0116 254 0382

### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation 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 APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.