

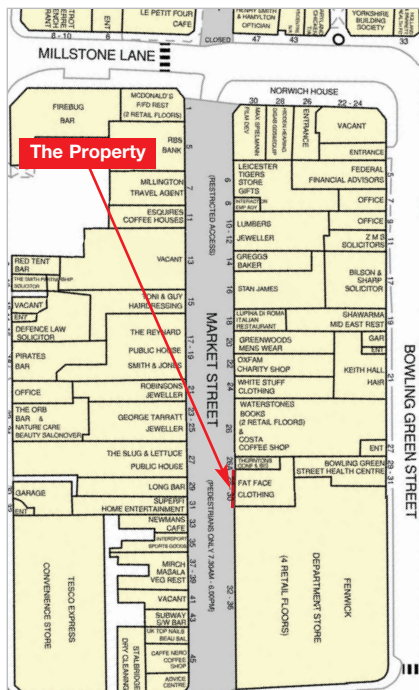
Leicester

28/30 Market Street Leicestershire LE1 6DP

- Freehold Shop Investment
- Prominently located on pedestrianised Market Street
- Let to Fat Face Ltd on a lease expiring June 2018
- Rent Review 2013
- Current Rent Reserved

£62,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Leicester is one of the East Midlands' major commercial centres, located adjacent to the M1 and M69 motorways. The city has a population of some 318,000 and has regular rail services to London and the north. The property is situated on the east side of the pedestrianised Market Street in Leicester city centre. Occupiers close by include Fenwick Department Store, Caffè Nero, Stan James, Greggs, RBS, Tesco Express, McDonald's, Toni & Guy and White Stuff.

Description

The property is arranged on basement, ground and three upper floors to provide a retail unit at ground and first floor levels with ancillary, staff and storage space at basement, second and third floors.

The property provides the following accommodation and dimensions:

Gross Frontage	9.90 m	(32' 6")
Net Frontage	9.35 m	(30' 8")
Shop & Built Depth	15.50 m	(50' 10")
Basement	116.42 sq m	(1,253 sq ft)
Ground Floor	132.12 sq m	(1,422 sq ft)
First Floor	82.64 sq m	(890 sq ft)
Second Floor	91.24 sq m	(982 sq ft)
Third Floor	92.40 sq m	(995 sq ft)

Tenancy

The entire property is at present let to FAT FACE LTD with an AGA from Costa Ltd for a term of 20 years from 24th June 1998 at a current rent of £62,000 per annum, exclusive of rates. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 200+.

Website Address: www.fatface.com

For the year ended 2nd June 2012, Fat Face Ltd reported a turnover of £163.528m, a pre-tax profit of £9.223m, shareholders' funds of £57.167m and a net worth of £56.275m. (Source: riskdisk.com 02.11.12)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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