

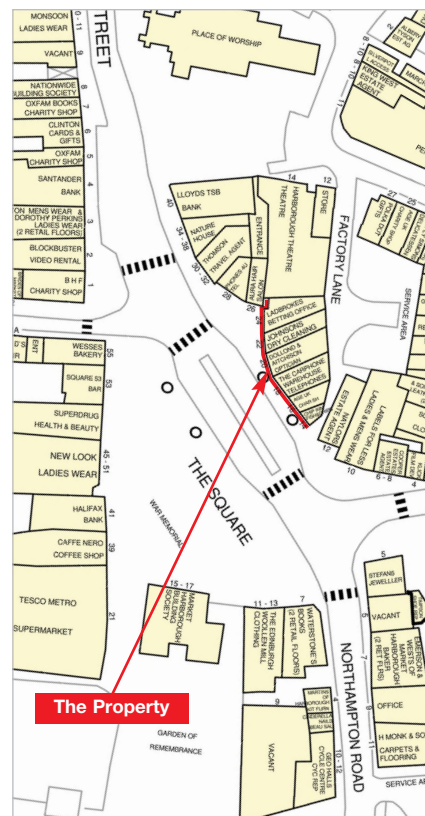
Market Harborough 14/24 (even) The Square Leicestershire LE16 7PA

- **Freehold Shopping Parade Investment**
- Tenants include Age Concern, Carphone Warehouse, Boots the Opticians, Johnson Cleaners and Ladbrokes
- Well located fronting The Square in the town centre
- Rent Reviews 2010, 2011, 2012, 2013 and 2014
- Total Current Rents Reserved

£103,350 pa

On the Instructions of The Liquidator

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Market Harborough is an attractive Leicestershire market town, located 14 miles south-east of Leicester and 6 miles north-east of Kettering. The town lies on the A6 trunk road which links Leicester to Northampton (to the south), whilst Junction 20 of the M1 is 10 miles to the east (via the A4304).
The property is situated in a busy trading position on the north side of The Square in the heart of the town centre between St Mary's Place Shopping Centre and High Street.
Occupiers close by include Phones 4U, Thompson Travel, Lloyds

TSB, Clinton Cards, Santander, Burton, Superdrug, New Look, Halifax, Caffè Nero and Tesco Metro.

Description
This purpose built parade is arranged on ground and one upper floor to provide six shop units each having ancillary accommodation at first floor level. The units have rear access from a shared service yard accessed via Factory Lane.

VAT
VAT is not applicable to this lot.

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
14	Mr & Mrs B Bachra (Chip Inn) (on assignment from D Singh)	Gross Frontage 3.40 m Shop Depth 5.05 m Built Depth 5.65 m First Floor 9.70 sq m	(11' 2") (16' 7") (18' 6") (104 sq ft)	10 years from 16.06.2006 Rent review in the 5th year FR & I	£6,500 p.a. Rent Review June 2011 outstanding
16	Age UK Leicestershire & Rutland (previous name Age Concern Leicestershire & Rutland), A Registered Charity (1)	Gross Frontage 4.35 m Shop Depth 10.15 m Built Depth 10.55 m First Floor 22.75 sq m	(14' 3") (33' 4") (34' 7") (245 sq ft)	10 years from 25.12.2008 Rent review in the 5th year Tenants option to break on 25.12.2013 FR & I	£13,750 p.a. Rent Review December 2013
18	The Carphone Warehouse Limited (2)	Gross Frontage 6.45 m Shop Depth 13.90 m Built Depth 14.10 m First Floor 59.70 sq m	(21' 2") (45' 7") (46' 3") (623 sq ft)	10 years from 29.09.2005 Rent review in the 5th year FR & I	£22,000 p.a. Rent Review September 2010 outstanding Reversion 2015
20	Boots Opticians Professional Services Limited (3) (sub let to Eyes Limited)	Gross Frontage 6.20 m Shop Depth 16.20 m Built Depth 16.45 m First Floor 59.00 sq m	(20' 4") (53' 2") (53' 11") (635 sq ft)	10 years from 01.10.2009 Rent review in the 5th year Tenants option to break on 01.10.2014 FR & I	£21,800 p.a. Rent Review October 2014
22	Johnson Cleaners UK Limited (on assignment from Timpsons Ltd) (4)	Gross Frontage 5.80 m Shop Depth 17.05 m Built Depth 17.30 m First Floor 136.00 sq m	(19') (55' 11") (56' 9") (1,464 sq ft)	10 years from 17.09.2007 Rent review in the 5th year (2012 break option not exercised) FR & I	£20,300 p.a. Rent Review September 2012
24	Ladbrokes Betting & Gaming Limited (5)	Gross Frontage 10.35 m Shop Depth 14.25 m Built Depth 17.60 m First Floor – No access	(33' 11") (46' 9") (57' 9")	10 years from 10.02.2009 Rent review in the 5th year Tenants option to break on 10.02.2014 FR & I	£19,000 p.a. Rent Review February 2014

- (1) For the year ended 31st March 2011, Age UK Leicestershire and Rutland reported total incoming resources of £8.267m and funds of £7.341m. (Source: Annual Review)
- (2) For the year ended 2nd April 2011, The Carphone Warehouse Limited reported a turnover of £1.623bn, a pre-tax profit of £188.529m and a net worth of £884.974m. (Source: riskdisk.com 04.09.2012)
- (3) For the year ended 31st March 2011, Boots Opticians Professional Services Limited reported a turnover of £235.543m, a pre-tax profit of £17.414m and a net worth of £42.382m. (Source: riskdisk.com 04.09.2012)
- (4) For the year ended 31st December 2011, Johnson Cleaners UK Limited reported a turnover of £65.004m, a pre-tax profit of £1.4m and a net worth of £7.946m. (Source: riskdisk.com 04.09.2012)
- (5) For the year ended 31st December 2010, Ladbrokes Betting and Gaming Limited reported a turnover of £683.635m, a pre-tax profit of £67.274m and a net worth of £774.89m. (Source: riskdisk.com 04.09.2012)

Total £103,350 p.a.

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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