

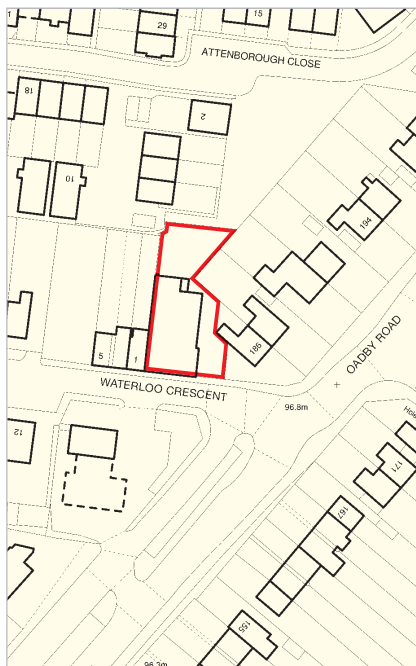
Leicester

186 Oadby Road
Wigston
Leicestershire
LE18 3QJ

- **Freehold Veterinary Surgery Investment**
- Let to Oadby Vets4Pets Ltd with guarantor
- Let on recently extended lease until 2029
- Rent Review 2019
- Current Rent Reserved
£30,000 pa ⁽¹⁾

On the Instructions of
K L Dukes, I D Green and
D J Kelly as Administrators

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Wigston is a popular residential suburb of Leicester located 5 miles south of the city centre. Leicester Racecourse is immediately north of the property.
The property is situated at the junction of Oadby Road (B582) and Waterloo Crescent in a residential area approximately half a mile east of Wigston Town Centre.

Description
The property comprises a modern purpose built single storey building. To the rear, the property benefits from a car park providing a total of 8 spaces.

The property provides the following accommodation and dimensions:
Ground Floor (Net Internal) 160.25 sq m (1,725 sq ft)

Tenancy
The entire property is at present let to OADBY VETS4PETS LIMITED with a guarantee from Vets4Pets Veterinary Group Limited for a term of years (by way of a lease extension) expiring 25th August 2029 at a current rent of £30,000 per annum.

The lease provides for a rent review on 25th August 2019 and every fifth year thereafter. The lessee has the benefit of a rent free period expiring 29th September 2015. The Vendors will 'top-up' the rent from completion until 29th September 2015 by way of a reduction in the purchase price (1). The lease also contains full repairing and insuring covenants.

Tenant Information
No. of Branches: 314 Vets4Pets and Companion Care Surgeries across the UK.
Website Address: www.vets4pets.com
In April 2013 Pets at Home acquired Vets4Pets for reportedly around £40m.
The guarantor is a subsidiary of Vets4Pets Limited.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.