

## RETAIL INVESTMENT FOR SALE



**3 SYCAMORE CORNER /  
25b LEICESTER ROAD  
BLABY  
LEICESTER  
LE8 4GR**

- **Prominent Location**
- **Double Fronted Retail Shop**
- **First Floor Offices**
- **Three Car Parking Spaces**
- **Rental Passing £26,875 pax**
- **Lease with 11 Years Unexpired**
- **Freehold Price £460,000**

#### **DISCLAIMER/MISREPRESENTATION ACT**

These particulars are issued on the distinct understanding that all negotiations are conducted through Peter Tew and Co. The property is offered subject to contract and it still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing, nor any injury. Peter Tew and Co for themselves and for vendors or lessors of this property whose agents they are give notice that:- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations 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 Peter Tew and Co has any authority to make or give any representation or warranty whatever in relation to this property; (iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) Peter Tew and Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

# 3 SYCAMORE CORNER / 25b LEICESTER ROAD, BLABY, LEICESTER, LE8 4GR

## Location:

The premises occupy a prominent position fronting Leicester Road adjoining Spencers and Blaby Art and Print.

## Description:

The property is occupied by Edmonds and Slatter.

The accommodation comprises in detail and the following dimensions are approximate:-

Ground Floor	Retail Shop and Premises
NIA 112.30 Sq.M (1,209 Sq.Ft.) Approx.	

First Floor	Offices
NIA 83.24 Sq.M (896 Sq.Ft.) Approx.	

**Total NIA: 195.54 Sq.M (2,105 Sq.Ft.) Approx.**

## Business Rates:

The premises are assessed as follows:-

Location Authority: Blaby District Council.  
Rateable Value: £28,750

The rate liability may, however be subject to transitional arrangements and we would advise that individual parties satisfy themselves as to the likely rates payable from the date of occupation by contracting the Local Authority.

## Planning:

We understand the premises have a permitted use for retail shop and premises.

## Services:

Mains electricity, water and drainage are connected. The property also benefits from air conditioning.

Peter Tew and Company have not tested any service/ installations and cannot provide a guarantee of their condition. Parties should investigate these facilities to their own satisfaction.

## Fixtures & Fittings:

Landlords fixtures and fittings within the property on completion are to be included within the sale.

## Energy Performance Certificate:

Retail: Band C valid until 13.01.2036

## Freehold Price:

£460,000 (Four Hundred and Sixty Thousand Pounds).

## Rental Passing:

£26,875 pax.

## VAT:

Not applicable.

## Tenure:

The property is available on a freehold basis subject to the following lease:-

The property is Let for a term of 20 Years from 21 December 2017 expiring 30 December 2037. Landlord covenant to repair the exterior with the tenant reimbursing. 3 yearly upward only rent reviews. Rent review due December 2026.

## Legal Costs:

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

## Anti Money Laundering

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required. This evidence will be required prior to solicitors being instructed.

## Subject to Contract/ Subject to Lease:

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

## Health and Safety:

The agents accept no responsibility for injury or loss to persons or property when visiting the premises.

## Viewing:

Strictly by appointment with the sole agent.  
Contact: Julie Wood  
Email: julie@petertew.co.uk  
T: 0116 2551527

## Important Information

Peter Tew for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) these particulars do not constitute any part of any offer or contract; (ii) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer of contract; (iii) all descriptions, dimensions references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iv) no person in the employment of Peter Tew and Co has any authority to give any representation or warranty whatever in relation to this property; (v) we have not tested any services, central heating installations, plumbing installations or electrical installations and therefore purchasers or tenants should undertake independent investigations as to condition of all services and mechanical/engineering installations; (vi) all rentals and prices are quoted exclusive of vat. Intending purchasers or tenants must satisfy themselves as to the applicable vat position if necessary by taking appropriate independent professional advice; (vii) any site boundaries shown are indicative only (viii) Peter Tew and Co will not be liable for any loss arising from the use of these particulars.

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