



**Lambert
Smith
Hampton**

0115 950 1414

For Sale

Retail Property

Multi-Let investment with planning for further development of upper floors

Marlborough Square, Coalville, Leicestershire, LE67 3WD



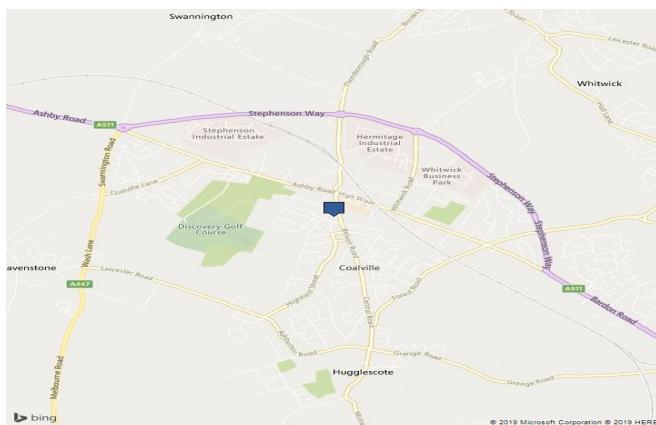
- 15,000 Sq Ft (1,393.53 Sq M)
- Let to national covenants such as Betfred, Subway and Domino's Pizza
- Planning consent for 11 apartments on the upper floors
- Current annual rental income of £108,500

Lambert Smith Hampton

First Floor, City Gate East, Tollhouse Hill, Nottingham NG1 5FS **T +44 (0)115 950 1414**

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Location

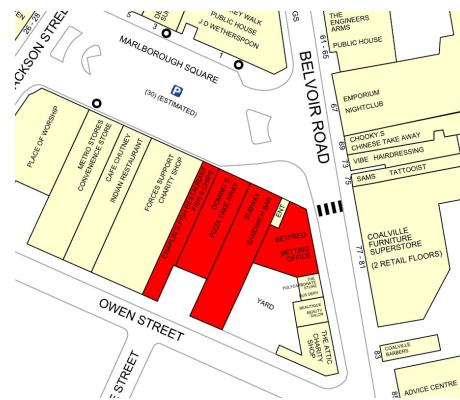


The property is situated in the centre of Coalville, a popular market town situated 12 miles North West of Leicester and in close proximity to the M1 motorway at J22. The property is situated in close proximity to the Broadway Shopping Centre, where the likes of Poundland, Costa Coffee, Tui, Clarks and a number of national retailers are trading.

Description

The property consists of 7 retail units at the ground floor level, let to national occupiers and locally based businesses. The upper floors are vacant offices, formerly let to a recruitment business. The space here is dilapidated in part, with extensive work required at the second floor level. At the rear of the property is a large loading area, accessed via a roller shutter door, primarily used as a refuse area for the retail occupiers. A full Tenancy Schedule is available upon request, the tenants are as follows;

- DP Realty
- Subway
- Done Bros
- The Polycarbonate Store
- Local Beautique
- Marlene Reid Centre
- Coalville Garden Supplies



VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Terms

The property is available freehold on a guide price of £1,270,000

Leasehold Information

All leasehold information will be made available to interested parties via the marketing agent.

Planning

The upper floors of the subject property benefit from having granted planning consent for 11 apartments. further information is available upon request from the agent and North West Leicestershire District Council.

The Application reference is 17/01409/FULM

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Robbie Farrell

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May 2019

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