



## 68 QUEENS ROAD LEICESTER LE2 1TU

**FREEHOLD £375,000**

### LOCATION

Queens Road is the commercial heart of the popular and affluent Leicester suburb of Clarendon Park which is about 1 mile south of the City and adjacent to the University.

This busy shopping street is home to a variety of local and national occupiers including Sainsburys, Costa Coffee Subway and William Hill.

The Subject property is in what must be regarded as the prime section of Queens Road close to the pedestrian crossing.

### DESCRIPTION

Brick built with a slate roof the property comprises a ground floor lock up shop with aluminium shop front with welfare facilities to the rear and is fitted out to a high standard.

The first floor flat is accessed from the rear by an independent ground floor lobby and provides a good sized kitchen and separate living room with 1 bedroom and shower room.

### ACCOMMODATION

#### Shop

Internal Width	5.71 m	12' 3"
Sales Area	34.28 m <sup>2</sup>	369 sq ft
Store	5.39 m <sup>2</sup>	58 sq ft
W.C.		

#### Flat

Breakfast kitchen  
Sitting Room  
Bedroom  
Shower Room

#### Outside

Shared yard accessed from Cilia Road

### TENANCIES

The Ground floor is let on a 3 year lease from 25<sup>th</sup> December 2016 at £18,000 and the Flat on an Assured Shorthold Tenancy at £575 pcm making the total annual income £24,840.

Disregarding purchase costs the net initial yield is 6.62%.



#### **RATING**

Shop Rateable Value: £10,500  
Flat Council Tax Band A

#### **SERVICES**

We are advised that mains drainage, water and electricity are connected to the shop and that in addition the flat has a gas supply.

#### **VAT**

We are advised that the Landlord has not opted to tax and therefore VAT will not be payable on the purchase price

#### **LEGAL COSTS**

Each Party will bear their own costs arising.

#### **EPC RATING - TBC**

#### **VIEWING**

By prior appointment with Jarroms:  
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