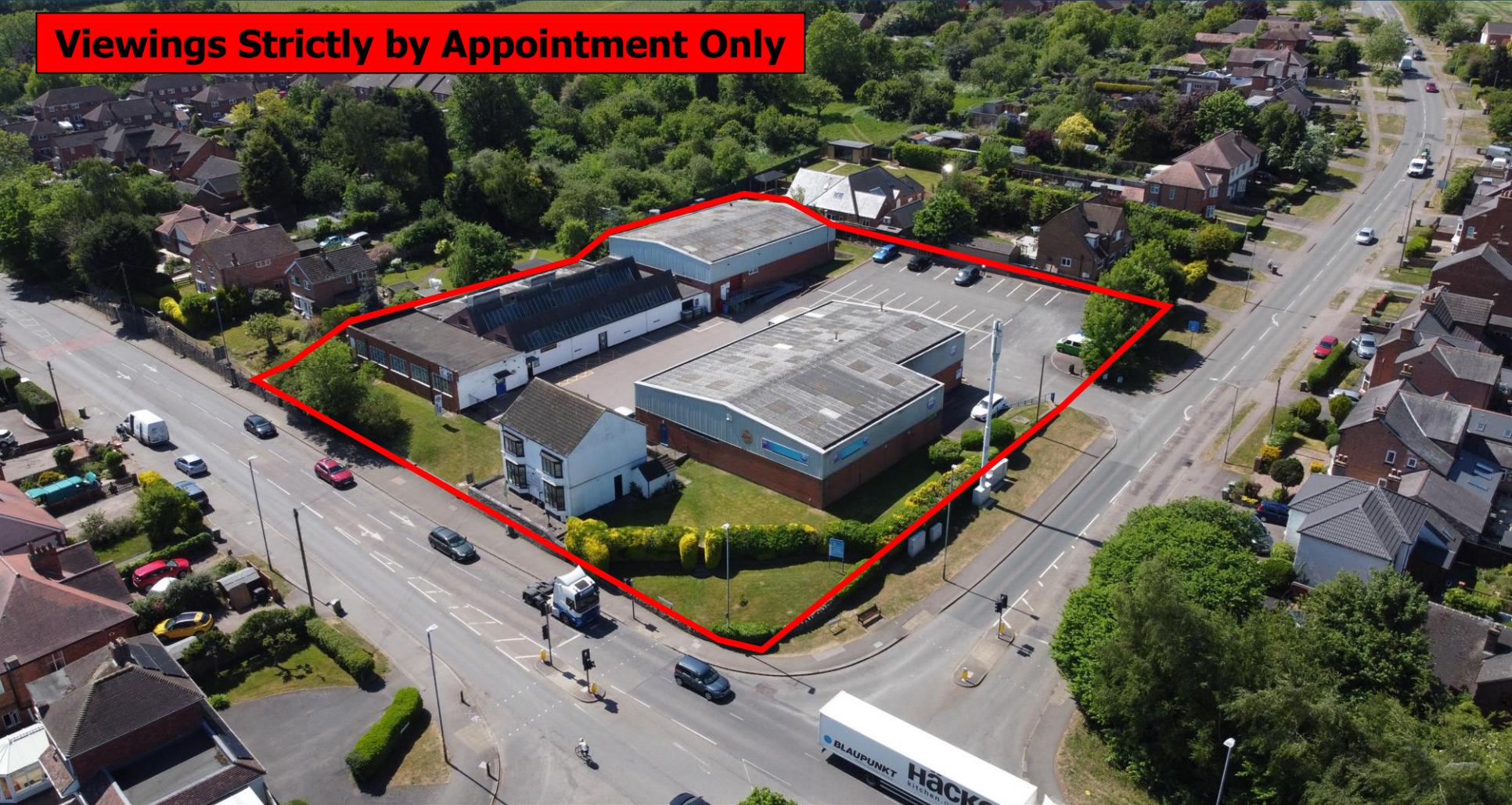


**MATHER
JAMIE**
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Viking Court
Shepshed Road
Hathern
Leics LE12 5LZ

FOR SALE
Guide Price £1,400,000

Viewings Strictly by Appointment Only



**Multi-Let Mixed-Use Industrial
Investment**

1,690.89 sq m (18,199 sq ft)

Viking Court, Shepshed Road, Hathern, Leics, LE12 5LZ

PROPERTY SUMMARY

- Large site extending to approximately 1.1 acres
- Mixed industrial / office/ retail / gym investment
- 57% of the income secured until 2033 / 2034, subject to tenant break options
- Average rent on industrial / gym space £5.88psf
- Room for rental growth
- Current gross rental income £109,136pa
- Unit 3a forthcoming rent review Summer 2025

LEASE SCHEDULE

Property	Lease Term	Start Date	Lease End	Rent	Break Date	Rent Review
Unit 1	10 years	2.10.2023	1.10.2033	£37,250	1.10.2028	2.10.2028
Unit 2 (Viking House)	5 years	2.8.2021	1.8.2026	£12,000		
Unit 3	10 years	1.8.2024	31.7.2034	£25,000	31.7.2027 & 31.7.2029	1.8.2029
Unit 3a	6 years	1.7.2022	30.6.2028	£11,136		1.7.2025
Unit 4	6 years	10.10.2024	9.10.2030	£23,750	9.10.2027	10.10.2027
Total Rent Income				£109,136		

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LOCATION

Viking Court occupies a prominent corner position fronting the A6 Derby Road / Shepshed Road in the village of Hathern, the main route north from Loughborough towards Junction 24 of the M1 motorway (East Midlands Airport).

Junction 24 of the M1 motorway, which connects London with Leeds, is located approximately 2.5 miles to the south of the property.

By road, the property is located approximately:

- 16 miles south of Nottingham
- 15 miles northwest of Leicester
- 16 miles southeast of Derby
- 43 miles northeast of Birmingham
- 114 miles northwest of London

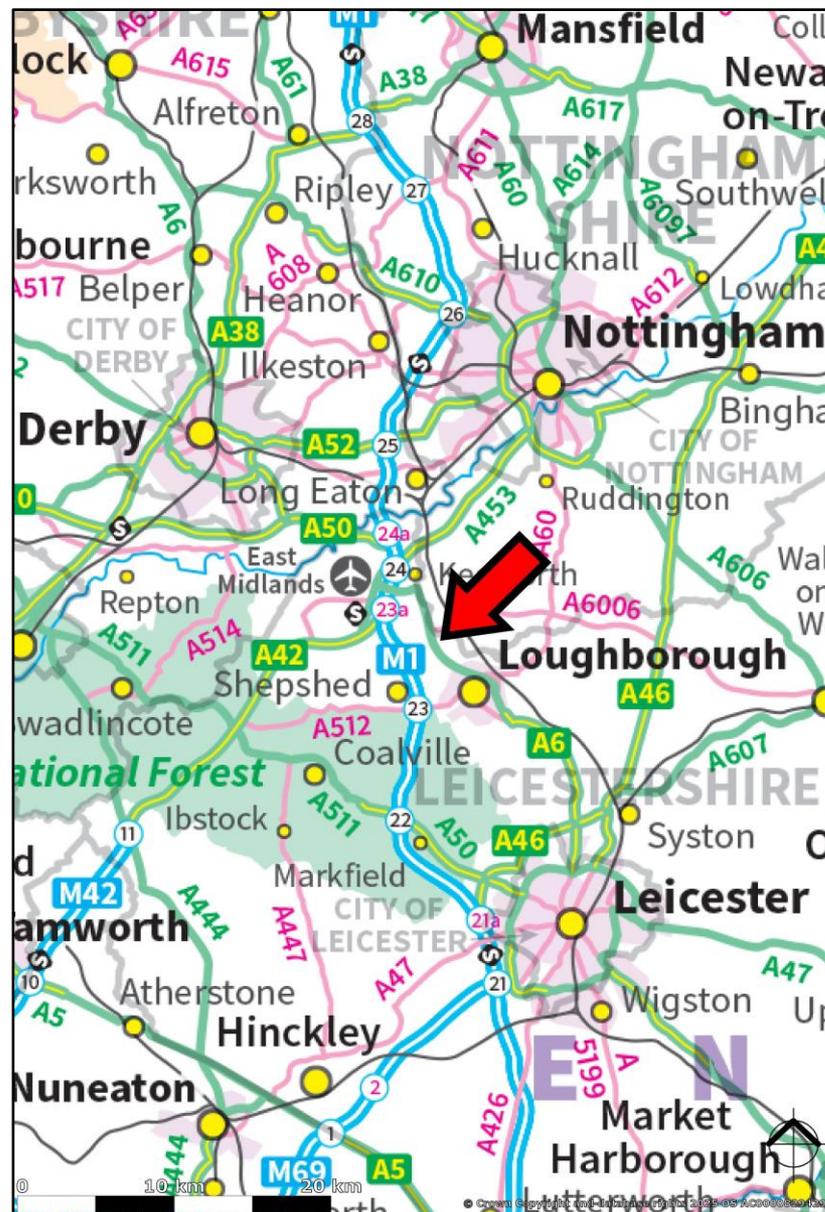
Loughborough railway station is situated approximately 3 miles to the east of the property. From Loughborough there are direct services to Leicester (11 mins), Nottingham (20 mins) and London St Pancras (1 hour 15 mins).

East Midlands Airport is situated approximately 4 miles northwest of the property with Birmingham Airport approximately 31 miles to the southwest.

 **what3words:** ///venues.redouble.wishes

VIEWINGS

All viewings strictly by appointment only. Interested parties are to be accompanied by an agent from Mather Jamie.



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DESCRIPTION

The estate is defined by four distinct buildings in five occupational units, providing a warehouse distribution unit, former office now used as a book shop, former warehouse distribution unit now used as a gymnasium, former warehouse production unit now used as a play centre and a former light industrial premises now used as a gymnasium.

Unit 1

The property comprises a steel portal frame warehouse and offices with substantial integral mezzanine, internal clearance to eaves of 5m, solid concrete floor, steel roller shutter loading access to the side elevation, Powmatic gas blower heaters to the warehouse (currently de-activated), with brick and clad elevations beneath a pitched cement sheet roof, incorporating 10% translucent light panels.

Unit 2 (Viking House)

A former dwelling, previously used as offices, provides a two-storey detached building of brick construction with rendered elevations, beneath a pitched tiled roof benefiting from double glazed windows, gas central heating and male/female WC. There are a series of cellular rooms at ground and first floors.

Unit 3

A north lit warehouse with solid concrete flooring, internal clearance to underside of light steel truss 3.03m, beneath a light steel truss north lit roof, currently configured as a children's play centre incorporating open play area, café with dedicated individual pay area rooms, ancillary male/female/disabled WCs, kitchen and reception.

Unit 3a

The property comprises a single storey, end terrace, light industrial premises of brick construction, beneath a flat roof, currently used as a gym.

Unit 4

A single storey steel portal frame warehouse with ancillary office, loading access via an up-and-over steel roller shutter door to tail gate dock, solid concrete flooring, currently used as a gymnasium. Internal eaves height of 5.25m. There is a small area of mezzanine within the unit.



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ACCOMMODATION

Unit 1		
Ground Floor	555.25 sq m	(5,977 sq ft)
Mezzanine	357.08 sq m	(3,844 sq ft)
Total GIA	912.33 sq m	(9,821 sq ft)
Unit 2		
Ground Floor	54.06 sq m	(581 sq ft)
First Floor	49.22 sq m	(529 sq ft)
Total NIA	103.28 sq m	(1,110 sq ft)
Unit 3		
Ground Floor	479.4 sq m	(5,160 sq ft)
Total	479.4 sq m	(5,160 sq ft)
Unit 3a	147.78 sq m	(1,591 sq ft)
Total	147.78 sq m	(1,591 sq ft)
Unit 4	405.18 sq m	(4,361 sq ft)
Mezzanine	55.38 sq m	(596 sq ft)
Total	460.56 sq m	(4,957 sq ft)
Total excl mezz	1,690.89 sq m	(18,199 sq ft)



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GUIDE PRICE

£1,400,000 (one million four hundred thousand pounds), which reflects an initial yield, allowing for purchaser's costs of 6.5%, of approximately 7.25%.

VAT

VAT will be charged on the sale price.

LEGAL COSTS

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

BUSINESS RATES

Local Authority: Charnwood
Period: 2025/2026
Rateable Value: Unit 1 - £32,250
Unit 2 - £11,250
Unit 3 - £16,000
Unit 3a - 8,800
Unit 4 - £18,750

TENURE

The property is available freehold subject to the leases described within the Lease Schedule.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The units have the following Energy Performance Asset Ratings:

Unit 1	E - 114	12.2.2028
Unit 2 (Viking House)	E - 118	30.3.2031
Unit 3	D - 89	12.2.2028
Unit 3a	E - 124	13.2.2034
Unit 4	D - 99	13.2.2034

PLANNING

We understand the premises have established use under Class B1, B8, D1, D2 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

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Unit 1



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Unit 2 (Viking House)



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Unit 3



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Unit 3a



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Unit 4



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations