

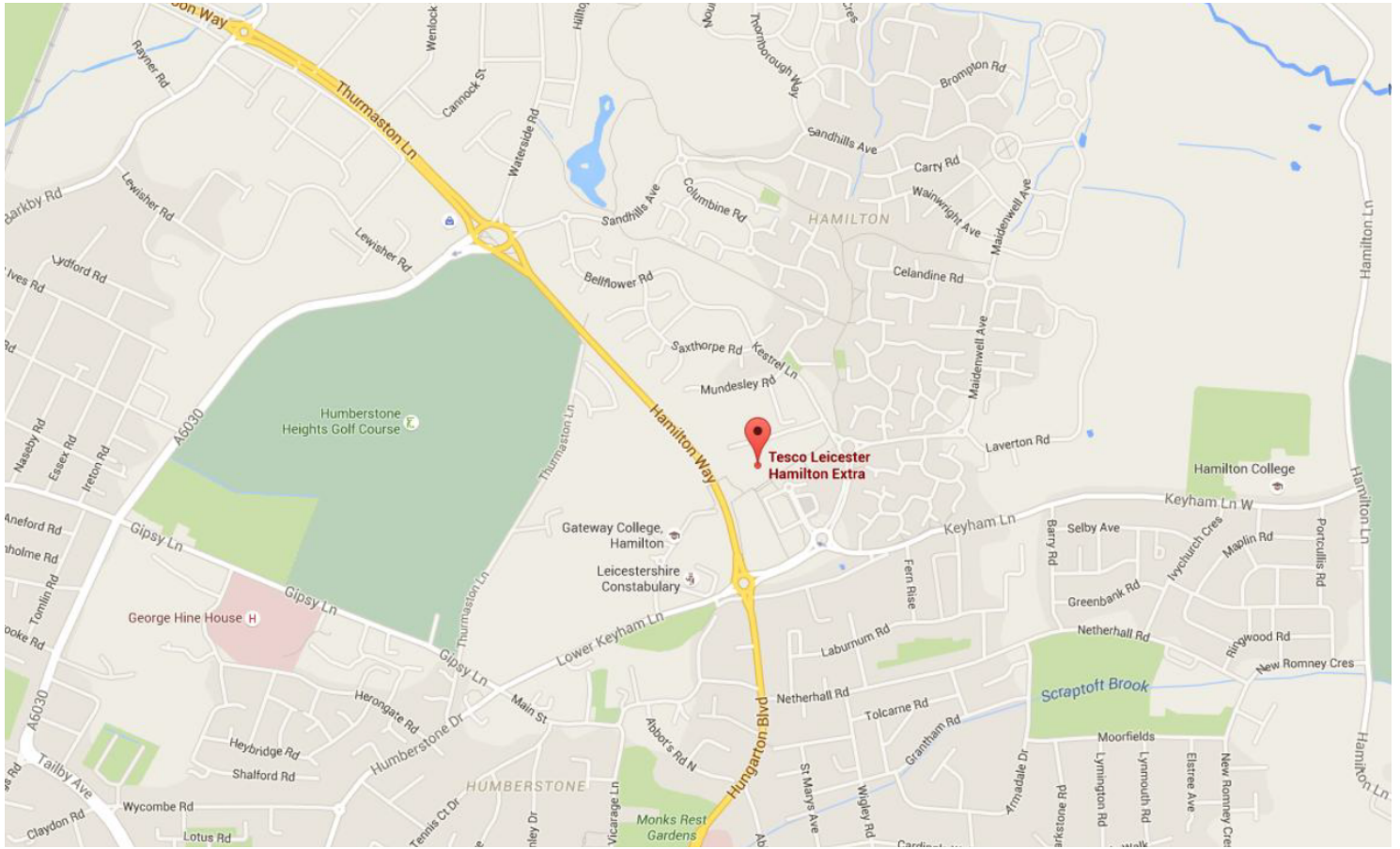
**ON THE INSTRUCTION OF TESCO PLC
FOR SALE - DEVELOPMENT SITE ADJACENT TO TESCO
EXTRA**

**MAIDENWELL AVENUE, HAMILTON, LEICESTER,
LE5 1BJ**



- ◆ **Adjacent to Tesco Extra**
- ◆ **2.7 miles to the North West of Leicester City Centre**
- ◆ **The Site extends to approximately 0.66 acres**
- ◆ **940 Car Spaces across the Site**

**FOR
SALE**



LOCATION & DESCRIPTION

The site is located adjacent to an existing 110,857 sq ft Tesco Extra, which forms part of the Hamilton District Centre, lying approximately 2.7 miles to the north west of Leicester City Centre.

Within the immediate vicinity is a neighbourhood parade, together with a library, health centre and Gateway Sixth Form College.

The site is currently grassed, with potential servicing from the existing Tesco service road to the rear.

AREA

We are advised that the site extends to approximately 0.66 acres. Please note that the final site area to be disposed is subject to legal confirmation as to the extent of the boundaries.

CAR PARKING

There are currently 940 car spaces across the site and our clients will grant the potential occupiers cross rights over the same. The total number of car spaces will be reduced upon implementation of the consented scheme referred to below.

PLANNING

Interested parties are recommended to make their own enquiries with the Local Authority.

Note that Tesco Stores Ltd have the benefit of an outline planning permission, reference 20140838 for the development of a family pub, restaurant and drive-thru restaurant on part of the car park, together with a subsequent reserved matters approval.

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BASIS OF SALE

The long leasehold interest of the site is available as a whole. Prospective purchasers will be required to provide the following:

- 1) The purchasing entity including full contacts and the nature of organisation.
- 2) The basis of interest; unconditional or conditional. In the event of the interest being on a conditional basis, terms to which the offer is subject are to be stated.

SERVICE CHARGE

There will be a service charge in respect of common parts.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf. We recommend you obtain professional advice if you are not represented.

COSTS

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

TENURE

Our clients are seeking to dispose of their long leasehold interest for a term of 125 years.

VAT

All prices quoted are exclusive of but may be liable to VAT.

FURTHER INFORMATION

Strictly by appointment with Cheetham & Mortimer:

Contact: Stephen Perrett
Mobile: 07836 339 350
Email: sperrett@cheetham-mortimer.com

SUBJECT TO CONTRACT

FEBRUARY 2022

 **@MRRETAILEXPERT** 

WWW.CHEETHAM-MORTIMER.COM