



208 Sandhills Avenue, Hamilton, Leicester, Leicestershire LE5 1PL

Investment Opportunity

- ▶ **Total GIA: 5,270 sq ft (489.56 sq m)**
- ▶ **Secure 15-year unbroken lease from July 2019**
- ▶ **Established day nursery use**
- ▶ **Offers in excess of £750,000**

For enquiries and viewings please contact:



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Location

Leicester has a diverse demographic profile, having a population of circa 324,000 according to the 2021 census. The city is positioned circa 100 miles north of London, 40 miles east of Birmingham and 25 south of Nottingham and is served by excellent communication links via J21 of the M1/M69.

The property is well-positioned on the northside of Sandhills Avenue in North Hamilton, approximately 3.8 miles north east of the city centre. The property forms part of the main neighbourhood parade servicing the Hamilton District Centre, a prevalent and densely populated residential area which provides an array of local amenities which include a café, post office, supermarket and a pharmacy.

Description

The property comprises a two-storey premises which forms part of a substantial neighbourhood parade which has been arranged over four storeys and comprises six retail units and fifty-one apartments. The building is of steel frame construction with brick elevations beneath a pitched roof. The floor is constructed in solid concrete throughout.

Internally, the premises has been laid out to provide a day nursery over two floors, together with welfare facilities and ancillary storage. The premises has the benefit of an HVAC system providing heating and cooling, carpet floor covering and gas central heating.

Externally, the premises has the benefit of car parking and an enclosed garden.

Accommodation

	Sq M	Sq Ft
Ground Floor	244.8	2,635
First Floor	244.8	2,635
Total	489.6	5,270

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Planning

We understand that the property has authorised use from the Local Planning Authority under Class E Day Nursery Use of the Town and Country (Planning) (Use Class) (Amendments) (England) Regulations 2020.

Interested parties are advised to make their own investigations to the Local Planning Authority.

Tenure

Long leasehold for a term of 999 years (virtual freehold) with a term of 983 years unexpired. Title No. LT508972

The property is let to Shining Stars Day Nursery Ltd (11243477) on an effective fully repairing and insuring lease for a term of 15 years (unbroken) from 23rd July 2019.

The passing rental is £57,857.14 per annum exclusive, though subject to an RPI index linked rent review capped at 4% on 23rd July 2029.

A copy of the lease is available on request.

Business Rates

The property is currently listed as Day Nursery and Premises and has a rateable value of £47,750 (from 1st April 2026)

Source: VOA

Price

Offers in excess of £750,000

A purchase at this level reflects a gross yield of 7.7% and a net initial yield of 7.36% after the purchaser's cost.

VAT

The premises has been elected for VAT which will be charged at the prevailing rate.

The sale of the property may be treated as a Transfer of Going Concern (TOGC).

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: E-108.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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