

Shepshed, 28-36 Hall Croft, LE12 9AN

Retail Investment For Sale



LOCATION

Shepshed is a well-established market town in Leicestershire with a resident population of approximately 14,000. The town is strategically located around 5.5 miles west of Loughborough and 9 miles east of Ashby-de-la-Zouch, benefiting from excellent connectivity to the surrounding area.

The subject property occupies a prominent position in the heart of the town centre, fronting Hall Croft and benefiting from good visibility and accessibility.

DESCRIPTION

The property comprises a purpose built food store and car park let to B & M together with a further 4 self-contained commercial units fronting on to Hall Croft.

ACCOMMODATION

The property comprises the following approximate areas:-

B & M	36 Hall Croft
Ground Floor Area	14,080 sq ft
Ultrasound	28 Hall Croft
Ground Floor	750 sqft
Focus on Feet	30 Hall Croft
Ground floor	751 sqft
Anita's Hair	32 Hall Croft
Ground floor	799 sqft
Meet n Eat	34 Hall Croft
Ground Floor	801 sqft

TENURE

The property is subject to the following leases:

36 Hall Croft – Let to B & M retail Ltd by way of a 5-year lease from February 2025 at a passing rental of £70,000 pa. The lease has an initial period of ½ rent which ends on the 2nd October 2026. The lease is FRI subject to a schedule of condition

34 Hall Croft – Let to Meet & Eat Ltd at a rent of £7,700 pa for a term of years expiring 25th February 2031 on an FRI basis.

32 Hall Croft – Let to Vanita Haywood for a term of 5 years at a rent of £7,250 pa expiring 8th October 2029. The lease is subject to a tenant break 9th October 2026 and an RPI Rent Review 9th October 2027. The lease is held on an FRI basis.

30 Hall Croft – Lease holding over to Focus on Feet at an annual rental of £7,250 pa on an FRI basis.

28 Hall Croft – Let to Ultrasound Direct Ltd on a lease expiring 29th March 2027 at a rent of £6,750 pa. The lease is held on an FRI basis.

Total overall income from October 2026 £98,950 pa

PRICE

Offers Invited

RATES

The information supplied by the Valuation Office Agency is as follows:
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B & M	£170,000
Ultrasound	£10,000
Focus on Feet	£10,500
Anita's Hair	£10,500
Meet N Eat	£10,500

Interested parties should verify this information with the local planning authority.

EPC

Available upon application

VAT

All figures quoted are exclusive of, but may be liable for VAT at the standard rate.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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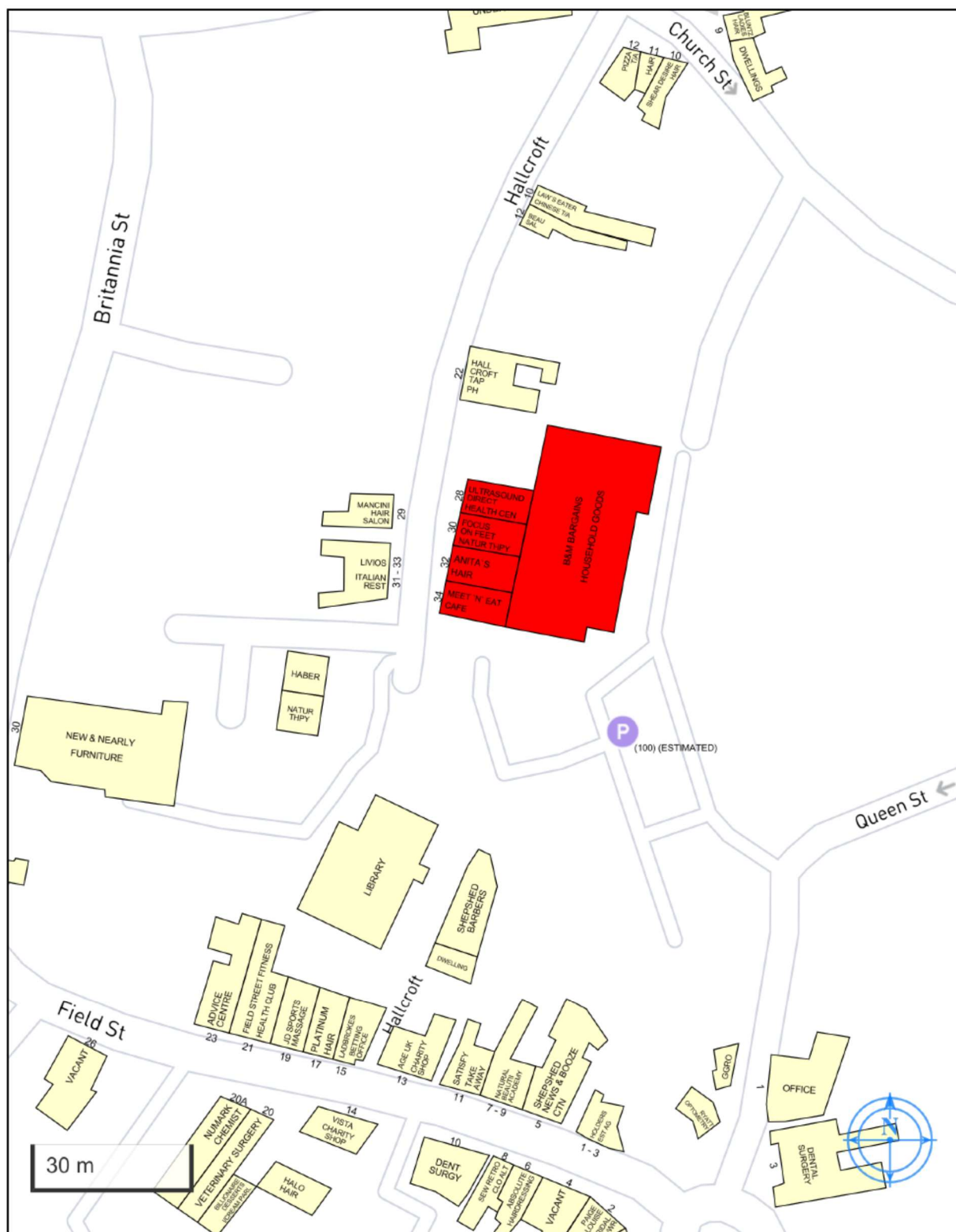
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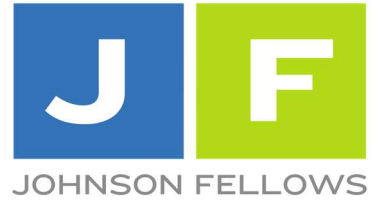
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Ownership Title Boundary



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