

# FOR SALE

Sandhills Avenue, Hamilton, Leicester LE5 1PL

RESIDENTIAL INVESTMENT  
**OPPORTUNITY**  
IN POPULAR LEICESTER SUBURB

## £1,950,000

plus VAT

Available as a whole or individual units



- Comprises two blocks of apartments with 22 let on ASTs and 29 sold off with the benefit of groundrents.
- Currently generates a rental income of £138,483 per annum with an ERV of £177,000 per annum.

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# A GREAT PLACE TO LIVE

North Hamilton is located to the north of Leicester City centre. The property forms the main neighbourhood parade servicing Hamilton District Centre - a popular and densely populated residential area.

Leicester is located approximately 161 km (100 miles) to the north of London, 40 miles from Birmingham (to the west) and 25 miles south of Nottingham. The city is served by excellent communications with Junction 21 of the M1 and M69 approximately four miles south west of the city centre.

The city has good rail links providing frequent train services to London St Pancras with a journey time of 70 minutes.



High Rental Growth Area



Leasehold opportunity

Tenancy Schedule

	Lease Start Date	Lease Expiry Date	Current Term Start Date	Expiry Date	Term (Yrs)	Lease Length	Area (SqFt)	Total Passing Rent	Total Headline Rent	Passing Rent/ Sqft	Headline Rent/Sqft	ERV SqFt	Tenancy Schedule ERV	No of bedrooms
Block 190, Flat 21	2023-09-20	2025-09-19	2023-09-20	2025-09-19	2.0	2	455 SqFt	£6,756	£6,756	£14.85	£14.85	£17.14	£7,800	1
Block 190, Flat 22	2019-04-26	2019-10-25	2019-04-26	2019-10-25	0.5	0	700 SqFt	£7,500	£7,500	£10.71	£10.71	£13.71	£9,600	2
Block 190, Flat 3	2022-09-08	2024-09-07	2022-09-08	2024-09-07	2.0	2	691 SqFt	£6,762	£6,762	£9.79	£9.79	£13.89	£9,600	2
Block 190, Flat 4	2023-08-23		2023-08-23				454 SqFt	£7,140	£7,140	£15.73	£15.73	£17.18	£7,800	1
Block 190, Flat 5	2009-01-30		2009-01-30				454 SqFt	£6,000	£6,000	£13.22	£13.22	£17.18	£7,800	1
Block 204, Flat 10	2019-02-15	2021-02-14	2019-02-15	2021-02-14	2.0	2	450 SqFt	£6,180	£6,180	£13.73	£13.73	£17.33	£7,800	1
Block 204, Flat 11	2014-08-08		2014-08-08				450 SqFt	£6,000	£6,000	£13.33	£13.33	£17.33	£7,800	1
Block 204, Flat 12	2017-08-22	2018-02-21	2017-08-22	2018-02-21	0.5	1	450 SqFt	£6,000	£6,000	£13.33	£13.33	£17.33	£7,800	1
Block 204, Flat 14	2019-10-18	2020-10-17	2019-10-18	2020-10-17	1.0	1	450 SqFt	£6,000	£6,000	£13.33	£13.33	£17.33	£7,800	1
Block 204, Flat 15	2016-01-22	2016-07-21	2016-01-22	2016-07-21	0.5	0	450 SqFt	£6,000	£6,000	£13.33	£13.33	£17.33	£7,800	1
Block 204, Flat 16	2020-10-02	2022-10-01	2020-10-02	2022-10-01	2.0	2	450 SqFt	£6,762	£6,762	£15.03	£15.03	£17.33	£7,800	1
Block 204, Flat 17	2021-04-01	2023-03-31	2021-04-01	2023-03-31	2.0	2	450 SqFt	£5,385	£5,385	£11.97	£11.97	£17.33	£7,800	1
Block 204, Flat 18	2021-08-02	2023-08-01	2021-08-02	2023-08-01	2.0	2	450 SqFt	£5,385	£5,385	£11.97	£11.97	£17.33	£7,800	1
Block 204, Flat 22	2023-08-25	2025-08-24	2023-08-25	2025-08-24	2.0	2	450 SqFt	£6,780	£6,780	£15.07	£15.07	£21.33	£9,600	1
Block 204, Flat 23	2022-12-09	2024-12-08	2022-12-09	2024-12-08	2.0	2	450 SqFt	£6,762	£6,762	£15.03	£15.03	£17.33	£7,800	1
Block 204, Flat 27	2021-06-09	2023-06-08	2021-06-09	2023-06-08	2.0	2	451 SqFt	£6,762	£6,762	£14.99	£14.99	£17.29	£7,800	1
Block 204, Flat 3	2012-03-05	2012-09-04	2012-03-05	2012-09-04	0.5	1	450 SqFt	£6,000	£6,000	£13.33	£13.33	£17.33	£7,800	1
Block 204, Flat 4	2022-07-29	2024-07-28	2022-07-29	2024-07-28	2.0	2	450 SqFt	£6,762	£6,762	£15.03	£15.03	£17.33	£7,800	1
Block 204, Flat 5	2022-10-14	2024-10-13	2022-10-14	2024-10-13	2.0	2	450 SqFt	£5,400	£5,400	£12.00	£12.00	£17.33	£7,800	1
Block 204, Flat 6	2009-04-09		2009-04-09				450 SqFt	£6,000	£6,000	£13.33	£13.33	£17.33	£7,800	1
Block 204, Flat 8	2022-01-03	2024-01-02	2022-01-03	2024-01-02	2.0	2	450 SqFt	£5,385	£5,385	£11.97	£11.97	£17.33	£7,800	1
Block 204, Flat 9	2022-10-10	2024-10-09	2022-10-10	2024-10-09	2.0	2	450 SqFt	£6,762	£6,762	£15.03	£15.03	£17.33	£7,800	1
Please note: A maximum of 21 are to be sold on a new 999 year long leasehold with a peppercorn ground rent.						Total	10,405 SqFt	£138,483	£138,483				£177,000	

# PROMINENT RESIDENTIAL LOCATION

The subject property comprises a substantial neighbourhood parade arranged over four storeys with six retail units and fifty one apartments. The saleable element of the property provides a mixture of 19 x 1-bedroom, and 2 x 2-bedroom apartments. The property benefits from ample parking to the front and rear.



## SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

## ENERGY PERFORMANCE

Further information available upon request.

## PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VIEWING

Strictly via prior appointment with the appointed agents:



\*Potential occupiers to make own enquiries to clarify accuracy of data

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