

INVESTMENT PROPERTY FOR SALE **FOR SALE**

232 - 234, Leicester Road, Markfield, Leicestershire, LE67 9RG



2,942 Sq Ft (273.31 Sq M)

£725,000 for the Freehold

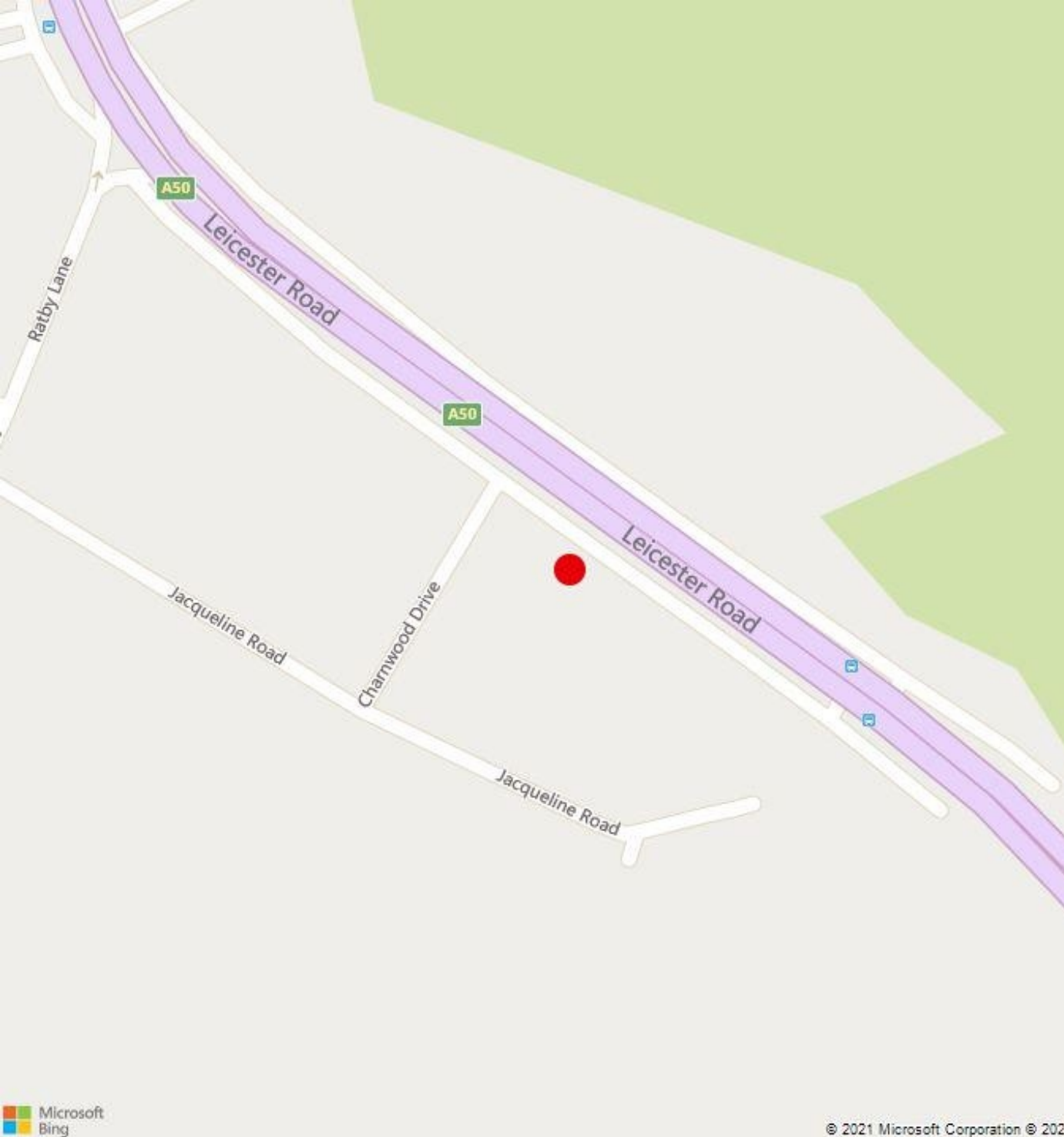
Prominent mixed use property

Attractive offices

Rear workshop

1 bed flat & 4 bed house





LOCATION

The property is prominently located at the junction of Leicester Road (A50) and Ratby Lane at Field Head near Markfield approx. 2 minutes from J22 of the M1 motorway, 8 miles northwest of Leicester and approx. 4 miles from the intersection of the A50/A46 Leicester Western Bypass, near Glenfield.

DESCRIPTION

This is a well-maintained mixed-use investment property formed of 3 constituent parts.

There are attractive modern office premises and rear workshop at ground floor level with 7 car parking spaces at the front and 2 additional spaces to the rear which can be accessed via a separate entrance from Ratby Lane.

At first floor level is a 1 bedroom flat with separate living room, kitchen and bathroom, and to the side is a self contained well maintained 4 bedroom house with 2 first floor bathrooms, sitting room, dining room, kitchen and TV room at ground floor and a rear garden.



ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
232 Leicester Road	2,942	273.31
Total	2,942	273.31

All areas are quoted in accordance with the RICS Code of Measuring Practice

CURRENT RATING ASSESSMENT

232 Leicester Road:
Charging Authority: Hinckley & Bosworth
Rateable Value : £16,750
232a Leicester Road: Council Tax Band A
234 Leicester Road: Council Tax Band D

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

SERVICES

All main services, to include gas are connected to the property. The offices, workshop and house are heated by way of gas fired central heating system. The offices benefit from and air conditioning system.

EPC

232 Leicester Road - D86 (valid until 16/04/2024)

TENURE

Freehold subject to existing Tenancies.

PRICE

£725,000 for the Freehold

VAT

VAT position to be confirmed.

TENANCIES

The property is to be sold subject to the following Tenancies:

232 Leicester Road
The property is let to ME Training & Development Ltd by way of a 5 year Lease at a rent of £23,000 per annum which is due to expire on 8th January 2024.

232A Leicester Road
The first floor flat is let to a private individual who is currently holding over on a 12 month Assured Shorthold Tenancy. The rent is £495 per calendar month.

234 Leicester Road
The house is let to a private individual who is currently holding over on a 12 month Assured Shorthold Tenancy. The rent is £800 per calendar month.

Copies of the respective Agreements are available from the Agent.



VIEWING

Please get in touch to arrange a viewing.



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Will Shattock

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Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.



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