

# RETAIL PREMISES FOR SALE

192 Uppingham Road, Leicester, Leicestershire, LE5 0QG

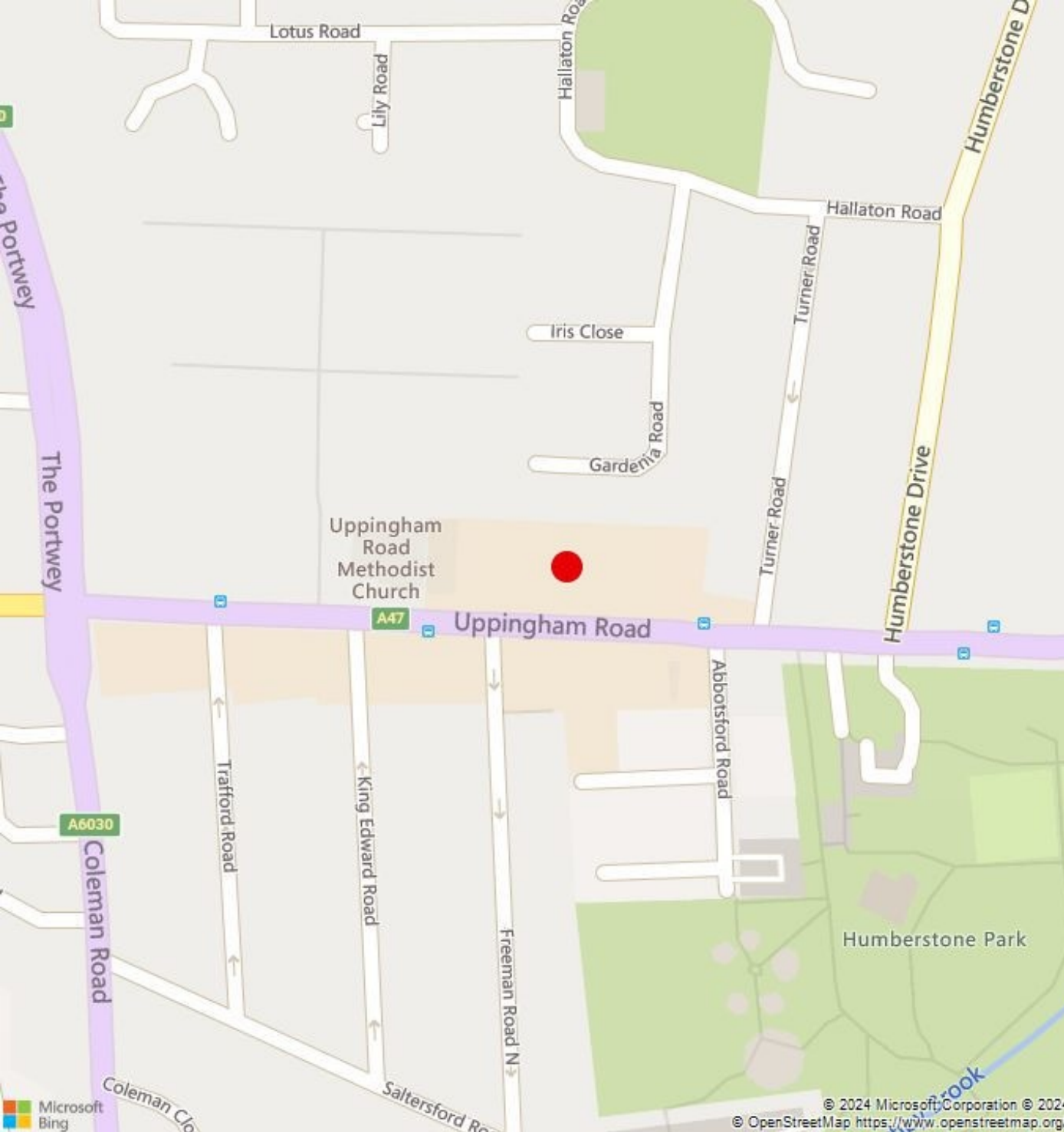


2,139 Sq Ft (198.71 Sq M)

£325,000 for the Freehold

- ▶ To be sold with vacant possession
- ▶ Redevelopment/Investment opportunity
- ▶ Planning Application Ref: 20240698
- ▶ Prominent location





## LOCATION

The property is situated approximately 2 miles east of Leicester city centre on Uppingham Road, which forms part of one of the main arterial routes (A47) into City Centre.

This section of Uppingham Road is a busy retail parade with neighbouring occupiers including Kwik-fit, Iceland, Co-operative and Lloyds Bank.

## DESCRIPTION

The property comprises a semi-detached two storey building of cavity brick construction.

Internally the property has received a substantial fit-out as a veterinary practice at ground floor level comprising a main reception area / dispensary leading to various consultation and treatment rooms to the rear.

The first floor comprises an ancillary office and staff facilities as well as a 1 bedroom flat.





## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	1,419	131.83
First Floor	720	66.89
<b>Total</b>	<b>2,139</b>	<b>198.71</b>

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

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £10,500

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

## EPC

The EPC rating is currently being assessed.

## TENURE

Freehold, with Vacant Possession.

## PRICE

£325,000 for the Freehold.

## VAT

We understand that VAT does not apply to this transaction.

## PLANNING

We understand that the Property currently benefits consent for use as a Veterinary Surgery under Use Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

An application has been made to Leicester City Council (ref 20240698) for a Change of Use from Commercial, Business and Service (Class E) and one flat (Class C3) to part Commercial, Business and Service (Class E) and 3 flats (2 x 1-bed and 1 x 2-bed) (Class C3); side steps to entrance; cycle park; alterations.

Further information and plans can be obtained from the Agent.



## VIEWING

Please get in touch to arrange a viewing.



**Will Shattock**

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**Reg Pollock**

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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.