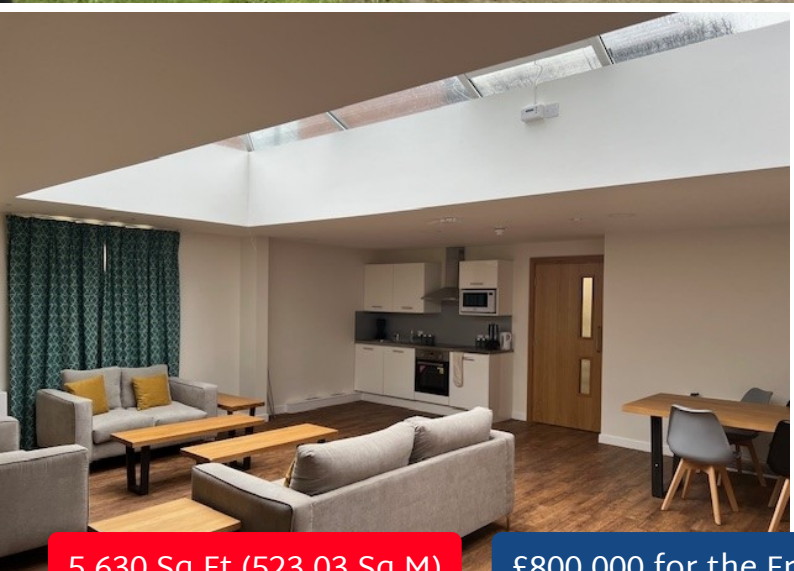


RESIDENTIAL FACILITY FOR SALE

228 Leicester Road, Enderby, Leicester, Leicestershire, LE19 2BF



5,630 Sq Ft (523.03 Sq M)

£800,000 for the Freehold

- ▶ Comprehensively Refurbished Residential facility
- ▶ Potential for Alternative uses (STP)
- ▶ High Standard of Fitout Throughout
- ▶ Excellent access to Fosse Park and wider area

LOCATION

The property occupies a prominent position along Enderby Road (B4114), which is busy dual carriageway, close to the Foxhunter roundabout providing easy links with Narborough and Whetstone. Enderby is situated approximately 6 miles south west of Leicester City centre.

Fosse Park shopping centre, Grove, Carlton and Merdian business Parks are all within close proximity. Access to junction 21 of the M1 is less than 2 miles away.

DESCRIPTION

The property comprises a detached predominately 2 storey building of conventional brick construction. A comprehensive development has recently been undertaken to provide 13 studio suites with communal facilities including a centralised lounge, staff room and toilets. The suites are relatively uniform with a living area including a kitchenette with built in appliances, bedroom and fitted bathroom. There are new electrical and mechanical fixtures throughout, and the accommodation has been fitted to high standard.

Externally, the property benefits from a rear garden facility and front garden and parking with access from Leicester Road

SERVICES

All main services are connect, including gas, electricity, water and drainage.

There is a new boiler system providing heating throughout.



ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Total	5,630	523.03

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

CURRENT RATING ASSESSMENT

We understand that the property is not currently rated for Non Domestic purposes.

EPC

The property has an Energy Rating of C.
The EPC will be valid until 06th June 2031.

PRICE

£800,000 for the Freehold

VAT

We understand that VAT is payable at the prevailing rate.

POSSESSION

With vacant possession upon completions of legal formalities.

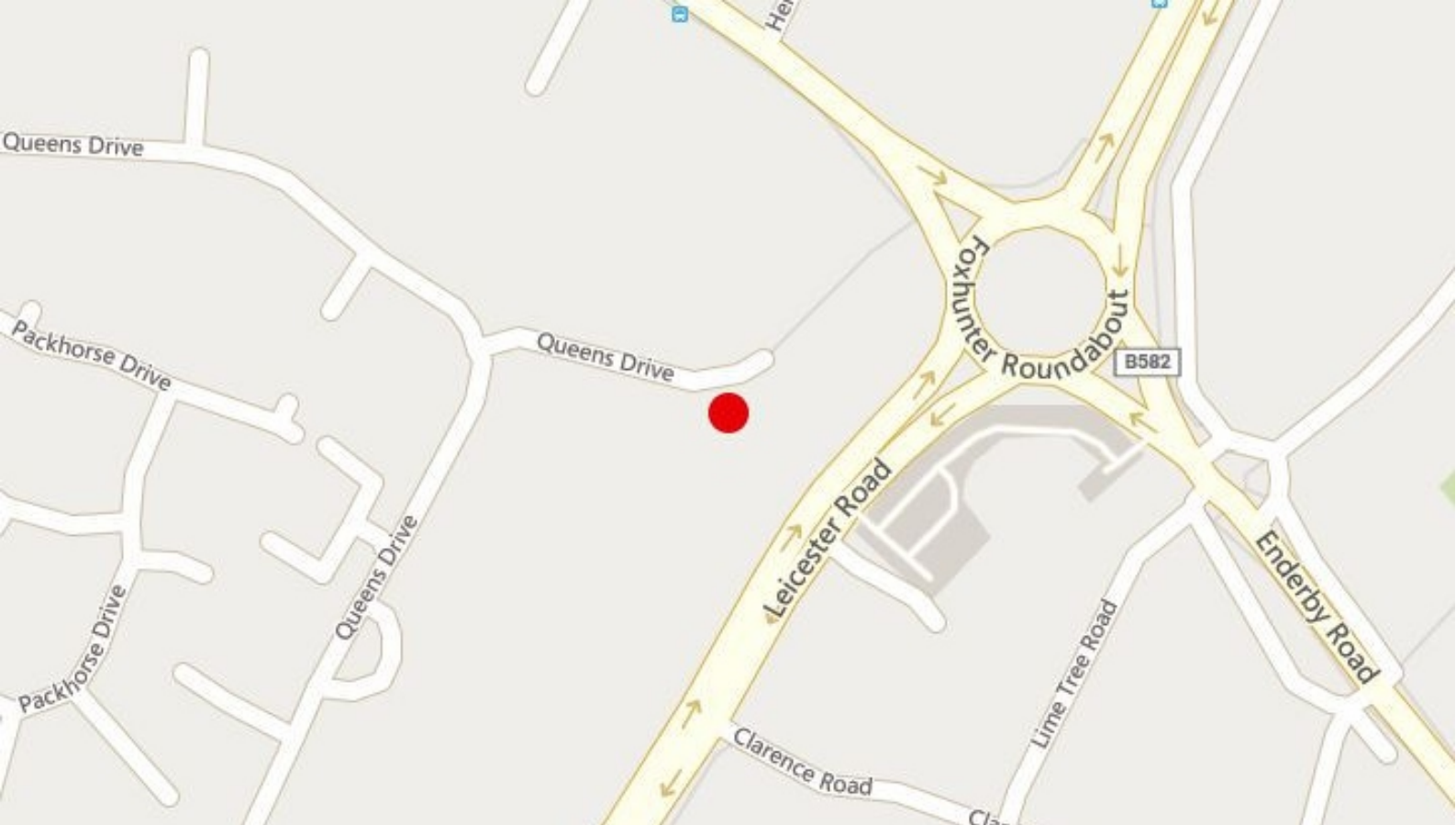
PLANNING

Planning Permission for an assisted living home (Sui Generis).
No: 20/0091/FUL. The property was previously used for residential care- use class C2.

ANTI MONEY LAUNDERING

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.





VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@appleicester.co.uk

0116 254 0382



Will Shattock

wjs@appleicester.co.uk

0116 254 0382

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.