

# OFFICE - REDEVELOPMENT POTENTIAL FOR SALE

The Old Bank, 2 Cross Street, Enderby, Leicester, LE19 4NJ



2,626 Sq Ft (243.96 Sq M)

£550,000 for the Freehold

▶ Residential conversion opportunity (STP)

▶ Open plan accommodation

▶ Attractive and stylish interior

▶ Gross Internal Area for Redevelopment 321m<sup>2</sup> (3,455sq.ft)

## LOCATION

The property is situated on the eastern side of Cross Street, close to the centre of Enderby village. Enderby is a well occupied settlement with various local amenities including retail units, banks, restaurant and public houses.

Enderby is conveniently located for access to the M1 motorway, Fosse Park Shopping Centre and Grove Park.

## DESCRIPTION

The property comprises an attractive three storey mid terrace period building. Internally the offices have been refurbished to a high level of specification. There is excellent natural light and an open plan design on all three floors. All floors are separately contained with services and benefit from a shared kitchen facility together with separate male and female toilets. There is 2 parking spaces to the rear of the property.

The property is also suitable for conversion to 3 x 2 bed flats (STP). The current owner has had plans drawn up for this and they can be requested from the agent.

## SERVICES

The property benefits from all mains services. Each floor of the building is separately metered.



## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor /Kitchen	768	71.35
First Floor	768	71.35
2nd Floor	1,110	103.12
<b>Total</b>	<b>2,626</b>	<b>243.96</b>

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



## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : TBA

## EPC

The property has an EPC Rating: C

## PRICE

£550,000 for the Freehold

## VAT

VAT will be applicable on the Sale

## POSSESSION

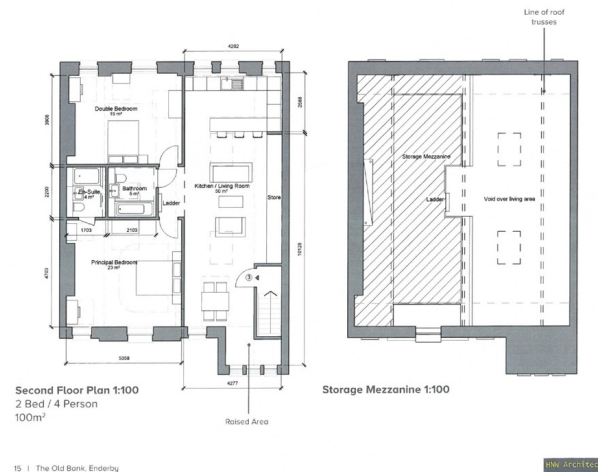
Vacant possession upon completion of legal formalities.

## 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.

## PLANNING

Currently the Property has a Use Class E (Offices) under The Town and Country Planning (Use Classes) Order (as amended) 2020.





## VIEWING

Please get in touch to arrange a viewing.



**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.