

FORMER RETAIL UNIT WITH RESIDENTIAL ACCOMMODATION **FOR SALE**

285-287 Welford Road, Leicester, Leicestershire, LE2 6BJ



1,333 Sq Ft (123.84 Sq M)

£375,000 for the Freehold

- ▶ Highly prominent location on the corner of Welford/Oakland Road
- ▶ Popular trading location
- ▶ Would suit retail uses
- ▶ Parking to the rear

LOCATION

The property is situated on the corner of Welford Road and Oakland Road and located approximately 2 miles south of Leicester City Centre, in the Knighton Fields and Clarendon Park district. Welford Road is a main arterial route into the City Centre.

Easy access is available from the inner relief road and the motorway network via the A563 Asquith Way, leading the M1/M69 interchange.

DESCRIPTION

The property comprises of two Victorian built terrace houses, which were formally occupied and knocked through as a retail shop. Currently, the property occupies a small display frontage with two separate terraced houses providing lounge/diners, kitchens and two bedrooms per property with bathrooms. The properties benefit from all main services.

The property, as mentioned, could easily be put back into a shop on the ground floor with living accommodation to the first floor.

CURRENT RATING ASSESSMENT

The retail properties are currently not assessed for Business Rates and all interested parties should make enquiries with Leicester City Council in relation to the rateable liability.

The residential properties are assessed for Council Tax - Band A.

ACCOMMODATION

The property offers the following accommodation:-

285 Welford Road	SQ.FT	SQ.M
Ground & First Floor	787	73.11
287 Welford Road		
Ground Floor	546	50.72
TOTAL	1,333	123.84

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

PRICE

£375,000 for the Freehold. We understand that VAT does not apply to this transaction.

SERVICES

It is understood that all mains services are connected, including electricity, gas, water and mains drainage system.

There is a boiler in each of the units.

EPC

The retail element has an Energy Rating of E.
The EPC's will be valid until 16 December 2034.

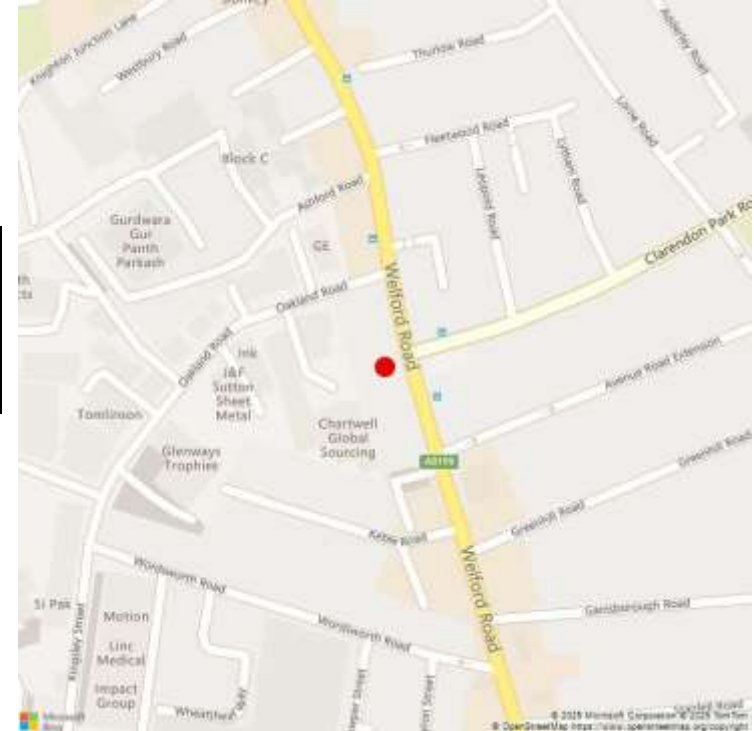
The residential element has an Energy Rating of D
The EPC's will be valid until 04 June 2034.

TENURE

Freehold with vacant possession.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@apbleicester.co.uk
0116 254 0382



Will Shattock

wjs@apbleicester.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.