

OFFICE PREMISES FOR SALE

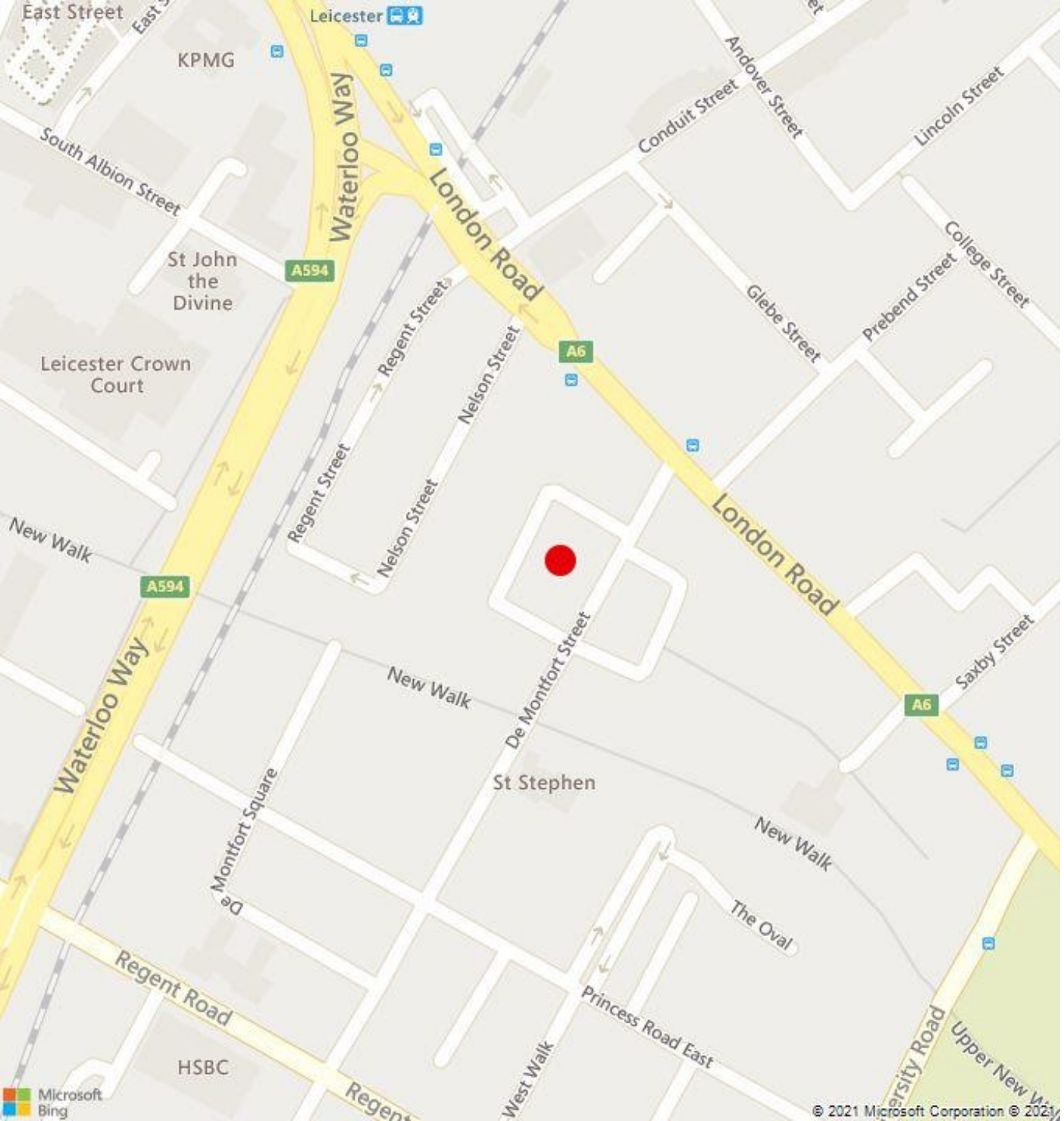
15 De Montfort Street, Leicester, LE1 7GE



1,677 Sq Ft (155.79 Sq M)

£335,000 for the Freehold

- ▶ Attractive period office building
- ▶ Residential conversion potential (stp).
- ▶ 10 car parking spaces
- ▶ City centre location



LOCATION

The property is situated at the eastern end of De Montfort Street close to the junction with London Road (A6).

Traditionally De Montfort Street was one of Leicester's prime professional office locations which has seen a shift towards alternative uses / residential development given its location to Leicester University. The City Centre and Midland Railway Station are within easy walking distance.

Excellent road links are available to the inner ring road and the motorway network the M1/M69 intersection within 15 minutes drive.

DESCRIPTION

The property is an attractive mid-terraced three storey period office building of traditional solid brick construction under a pitched slated roof.

Internally, the property comprises a large reception area leading to a mix of cellular and more open plan style offices arranged over three floors. There is a kitchen ground floor level and toilet facilities on all floors. The property also benefits from basement storage.

The layout of the property lends itself to residential conversion (subject to planning) and floor layout plans can be obtained from the agent.

Externally, 10 car parking spaces are provided.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	657	61.04
First Floor	615	57.13
Second Floor	405	37.62
Total	1,677	155.79

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council

Rateable Value : £18,300

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

EPC

The EPC Rating to be re-assessed.

PRICE

£335,000 for the Freehold

SERVICES

All mains services are connected. The property benefits from a modern gas boiler serving radiators throughout.

LEGAL COSTS

Each party is to bear their own costs associated with this transaction.

POSSESSION

Upon completion of legal formalities.

PLANNING

We understand that the property has an established use for offices conforming to Use Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended).

We believe that Planning Permission would be forthcoming for residential use, but all applicants should make their own enquiries with the Local Authority.

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

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0116 254 0382



Will Shattock

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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.