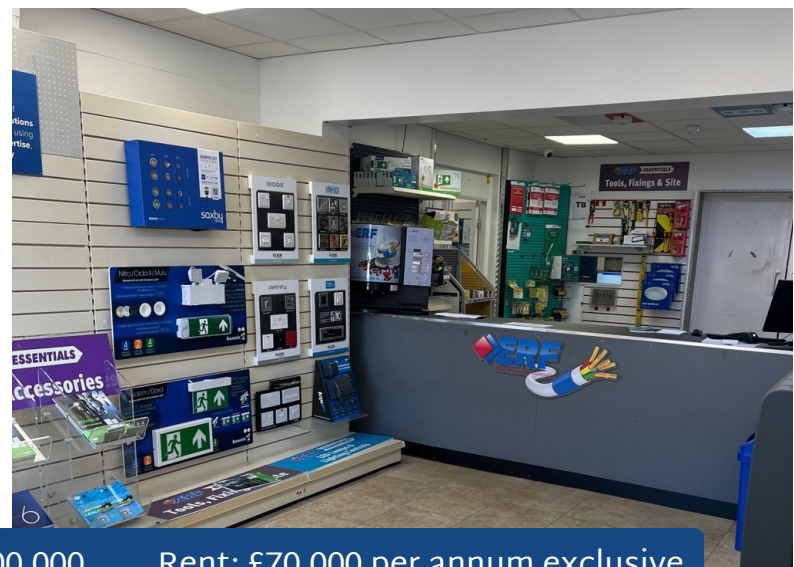


INDUSTRIAL/TRADE COUNTER PREMISES FOR SALE/TO

173 Loughborough/6-8 Victoria Road , Leicester, Leicestershire, LE4 5LR



8,935 Sq Ft (830.06 Sq M)

Price Guide: £1,200,000

Rent: £70,000 per annum exclusive

- ▶ Industrial/trade counter premises
- ▶ Good quality office accommodation
- ▶ Highly visible road frontage
- ▶ Excellent access to A6 trunk road and Leicester outer ring road

LOCATION

The premises fronts Loughborough Road in the Belgrave area of Leicester. Loughborough Road connects the outer ring road with the A6 trunk road to Belgrave Gate (Golden Mile) and the City centre. Leicester City centre is less than 1.5 miles away, and local occupiers include Enterprise Rent A Car, Euronics Electrics and Furniture Direct.

DESCRIPTION

The building consists of a former Georgian house premises, which has been converted to trade counter and offices with parking to the front, with a modern steel portal frame factory to the rear of the premises, with a good sized yard and parking to the rear.

Internally, the property benefits from mains electric, gas, water and drainage, large mezzanine area and 3 phase power.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor Warehouse	7,292	677.43
Ground & First Floor Office	1,643	152.63
Cellar	476	44.22
Total	8,935	830.06

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £43,750

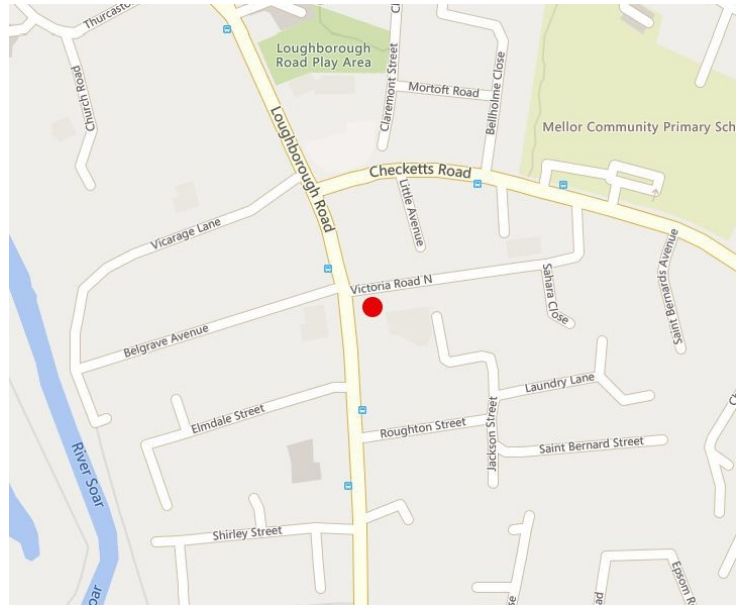
We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

EPC

Energy Rating to be confirmed.

PLANNING

We understand the property has an established E Use Classification, including light industrial, warehousing & distribution and trade counter uses. The property may be suitable for alternative uses, subject to the appropriate planning consent.



TENURE

The property is available by way of a new full repairing and insuring lease, for a term of years to be agreed. The freehold will be offered with vacant possession.

PRICE

£1,200,000 for the Freehold.

RENT

£70,000 per annum exclusive.

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@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.