

CITY CENTRE INVESTMENT FOR SALE

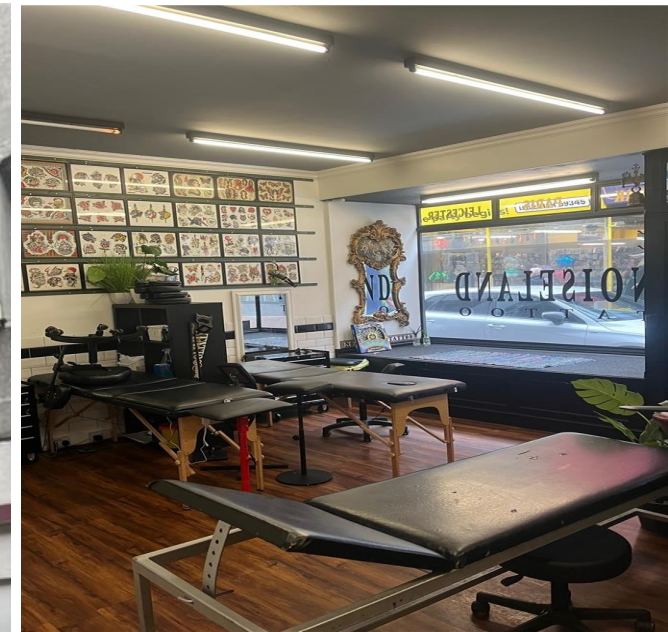
14 Cank Street, Leicester, Leicestershire, LE1 5GW

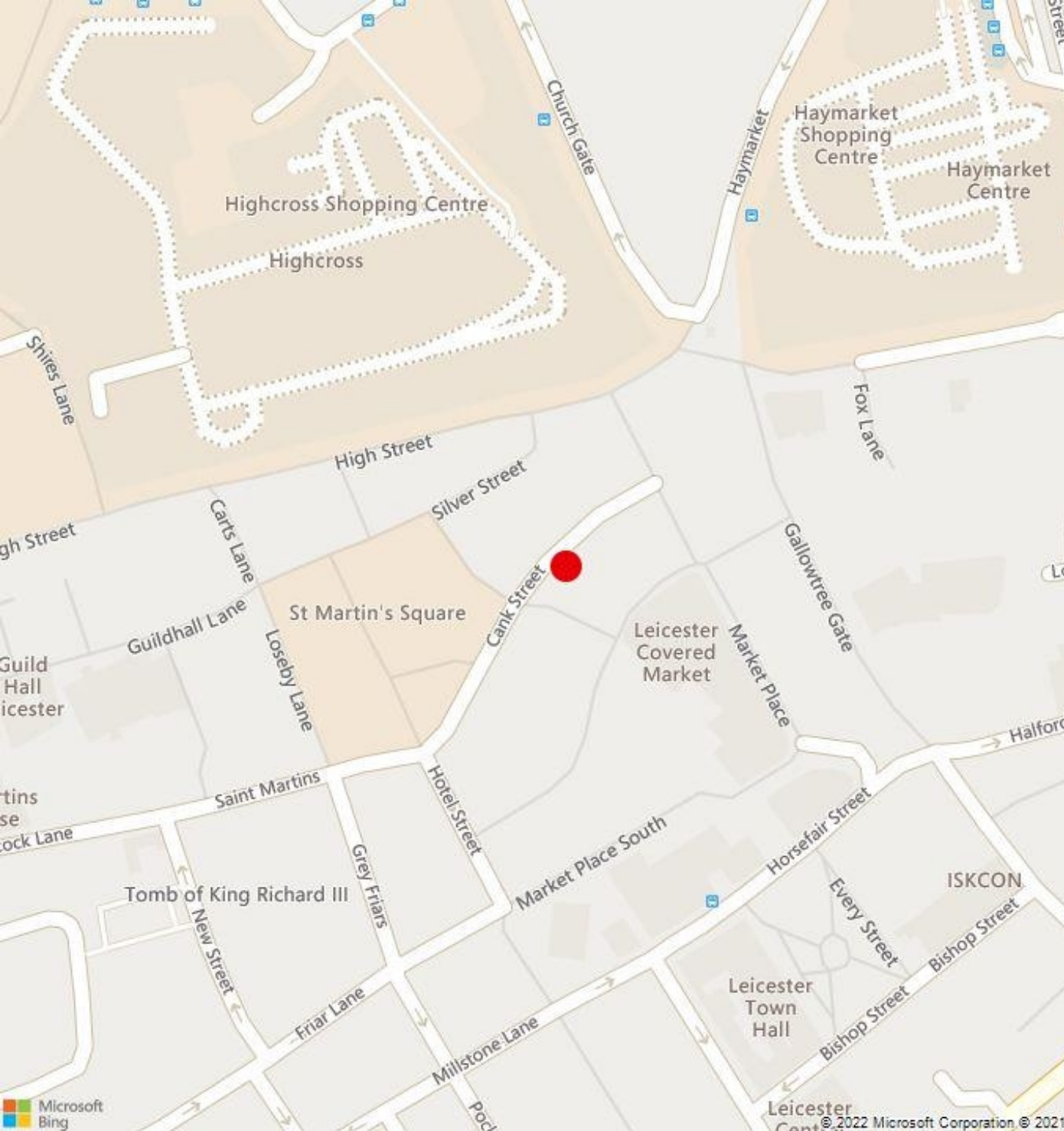


738 Sq Ft (68.56 Sq M)

£195,000 for the Freehold

- ▶ Rare freehold investment opportunity
- ▶ Current tenant paying £12,500 per annum
- ▶ Located just behind Silver Arcade
- ▶ Good pedestrian footfall





LOCATION

The property occupies a busy location, close to the junction with Cheapside/Market Place in Leicester City Centre.

Cheapside is approximately 35m from the entrance to the Highcross Shopping Centre and other local occupiers include W H Smiths, Five Guys, McDonalds and Ladbrokes.

DESCRIPTION

The property comprises of a three storey retail premises with basement storage, kitchen and w.c. facilities. The property also has a rear yard for bin storage and side access.

The ground floor consists of glazed retail frontage with rear access to a cellar and upper floors.

The property benefits from all main services, including electricity, gas and drainage.

The property will be located next to the new access to Leicester Market.



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ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor Sales	333	30.94
First Floor Sales/storage	405	37.62
Basement Storage	199	18.49
Total	738	68.56

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £4,950

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

EPC

The property has an Energy Rating of E.
The EPC will be valid until 15 February 2033.

PRICE

£195,000 for the freehold, which shows a 6.25% return allowing for 2.5% Purchaser's costs.

LEASE

The property is let on a full repairing and insuring lease for a term of 3 years from 01 May 2025.

TENANCY

£12,500 per annum exclusive.

VAT

VAT is not applicable.

PLANNING

It is understood that the property has an established use for retail - Use Class E.

LEGAL COSTS

Each party to pay their own legal costs in relation to this transaction.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

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Will Shattock

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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.