

INDUSTRIAL SITE WITH REDEVELOPMENT POTENTIAL (STP) **FOR SALE**

34-36 Gipsy Lane, Leicester, LE4 6TD

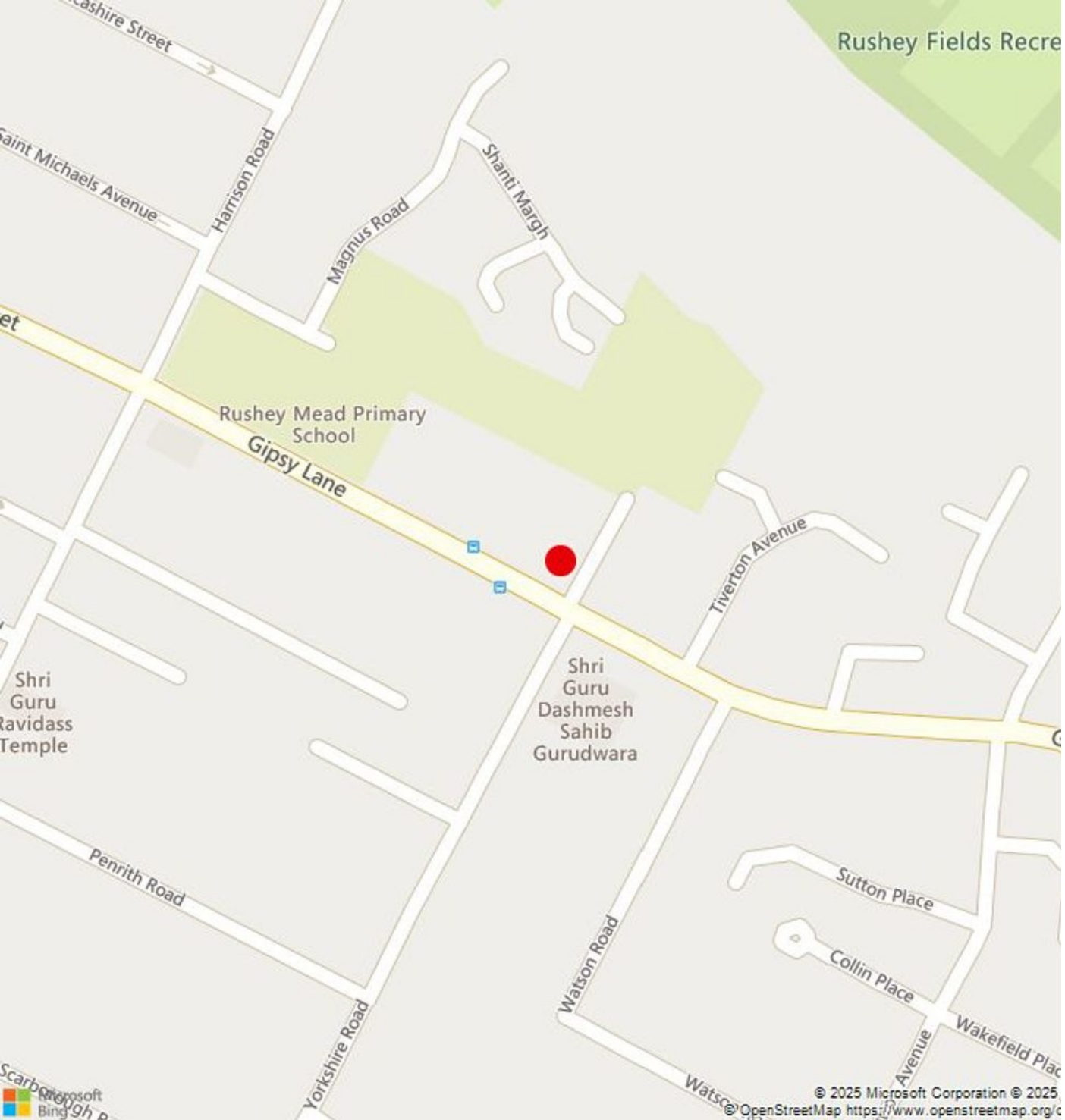


10,028 Sq Ft (931.6 Sq M)

£650,000 for the Freehold

- ▶ Site area 0.0285 acres
- ▶ Suitable for alternative uses (stp)
- ▶ Excellent trade counter use
- ▶ Secure yard





LOCATION

The property fronts Gipsy Lane, approximately midway between Catherine Street and Melton Road. The property is in a mixed area of residential and commercial/retail uses.

Leicester city centre is situated approximately 1.5 miles to the east and there is easy access to the Outer Ring Road (A563) providing good road connectivity to the wider County and motorway network.

DESCRIPTION

The subject property comprises of a combination of office/industrial buildings. To the front of the site is a two storey building with trade counter sales on the ground floor and office accommodation to the first.

Behind the building, in a courtyard, are three separate single storey industrial buildings, all under pitched roofs, accessed off the secure yard.

All main services are connected to the property.



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ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Industrial/offices	10,028	931.6
Total	10,028	931.6

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £36,500

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

SERVICES

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

EPC

The property has an Energy Rating of E.
The EPC will be valid until 30 April 2034.

PRICE

£650,000 for the Freehold.

VAT

We understand that VAT is not payable on the rent.

LEGAL COSTS

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

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.

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.