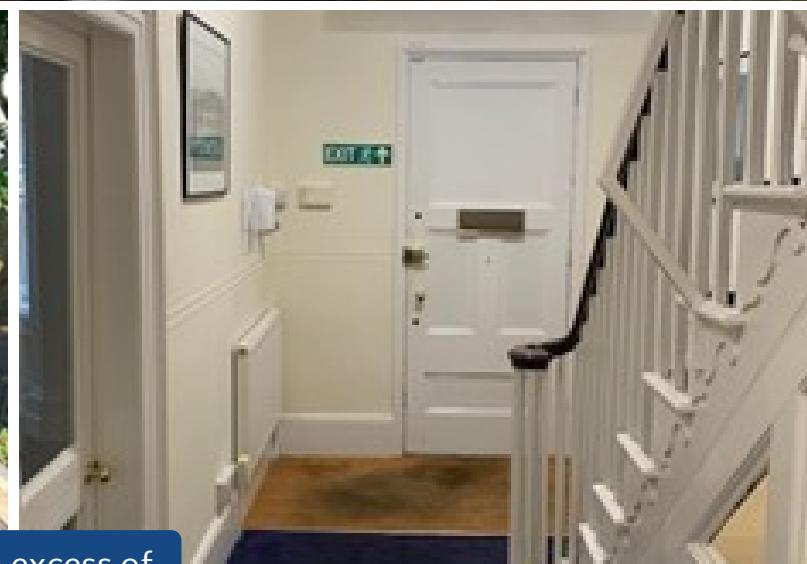
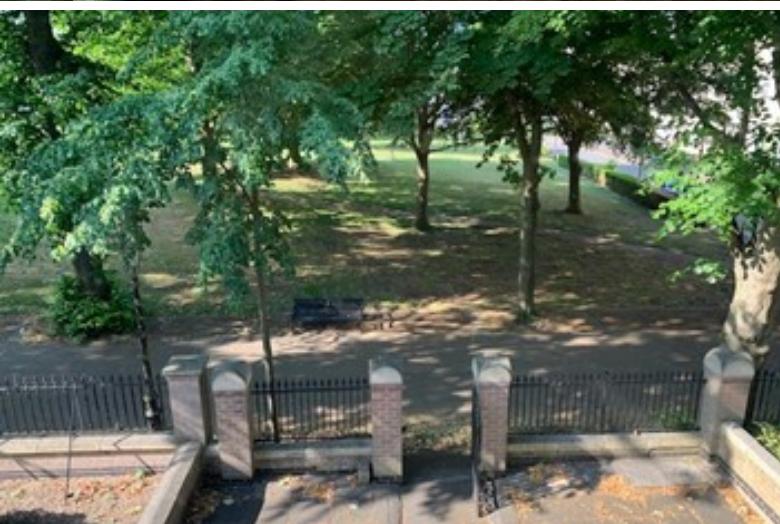


# GRADE II LISTED OFFICES. FOR SALE

98 New Walk, Leicester, Leicestershire, LE1 7EA



2,236 Sq Ft (207.72 Sq M)

£445,000 Offers in excess of

- ▶ Grade II Listed 3 storey period office building plus lower ground floor, all boasting many original features.
- ▶ Overlooking De Montfort Square.
- ▶ Secure car park to the rear providing space for 4/5 cars.
- ▶ 5 minutes walk from the railway station.

## LOCATION

98 New Walk stands on the north side of New Walk facing onto De Montfort Square with rear access to the car park off Nelson Street.

The entrance to Leicester's railway station is within 350m, while the city centre, marked by the Clock Tower, is about half a mile to the north-west.

## DESCRIPTION

This Grade II Listed Building offers offices on ground, first and second floors with extensive storage at lower ground level. Its main entrance is on New Walk with a rear entrance from the car park accessed off Nelson Street.

First Floor, male and female toilets.

Lower Ground, rear door leading directly to the enclosed car park. All benefitting from gas-fired central heating.

Externally, the front of the property is set back from New Walk behind a paved forecourt. To the rear is an enclosed, gated car park with access from Nelson Street, providing space for 4/5 cars.



## ACCOMMODATION

The property offers the following accommodation:

	<b>Sq Ft</b>	<b>Sq M</b>
<b>Ground Floor</b>	<b>611</b>	<b>56.76</b>
<b>First Floor</b>	<b>515</b>	<b>47.84</b>
<b>Second Floor</b>	<b>568</b>	<b>52.77</b>
<b>Lower Ground</b>	<b>541</b>	<b>50.26</b>
<b>Total</b>	<b>2,236</b>	<b>207.72</b>

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



## CURRENT RATING ASSESSMENT

There are two assessments for the property:

Ground Floor

Rateable Value £9,000 from 01 April 2026.

First and Second Floors

Rateable Value £9,800 from 01 April 2026.



## SERVICES

The property benefits from gas fired central heating and is connected to all mains services.

## EPC

The property has an Energy Rating of 103 E

The EPC will be valid until 23 February 2031

## ANTI MONEY LAUNDERING

In accordance with the Money Laundering Regulations, the purchaser will be required to provide proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

## PRICE

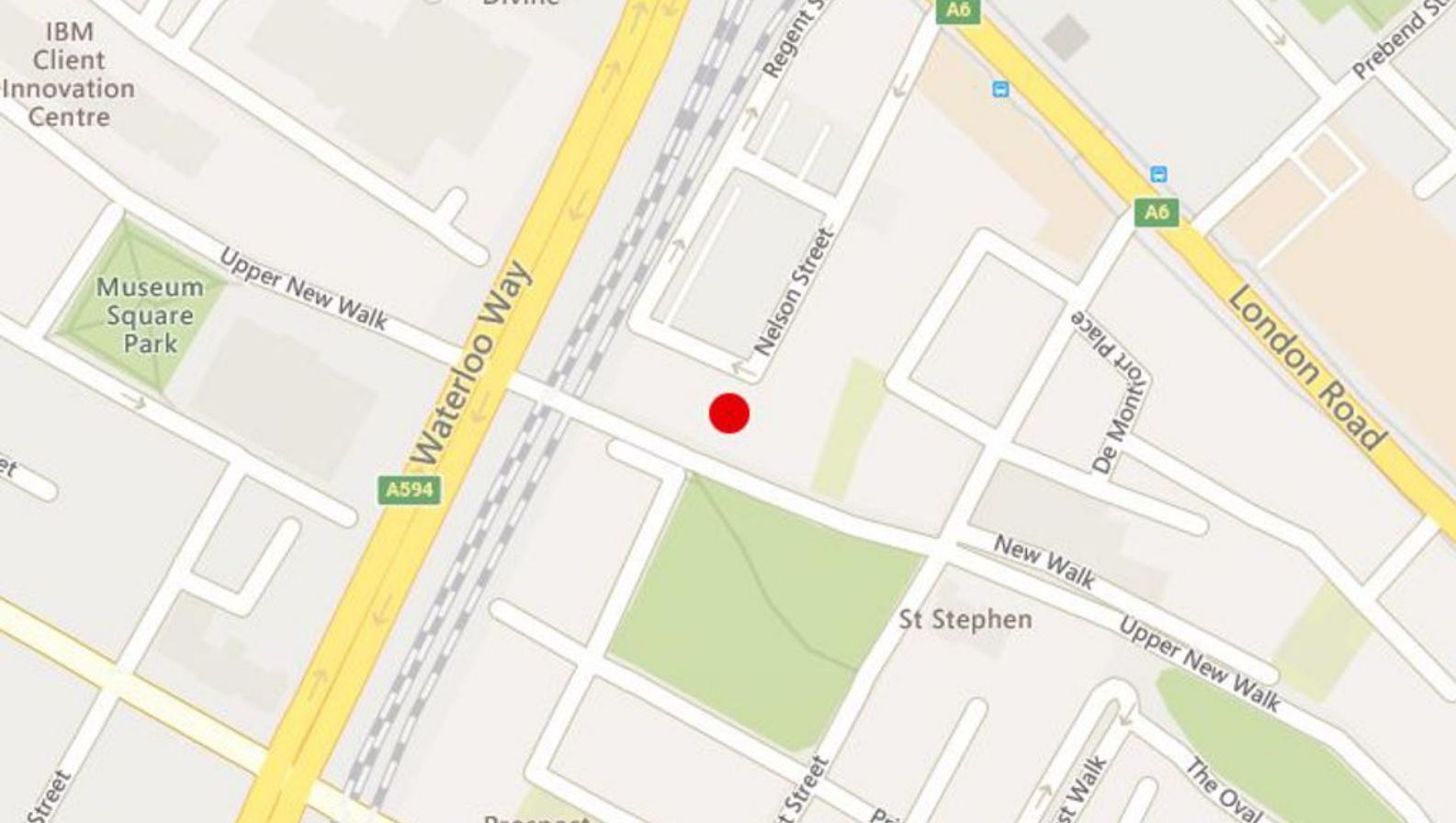
£445,000 Offers in excess of

## TENURE

The property is offered freehold with the benefit of vacant possession.

## LEGAL COSTS

Each party to bear its own costs in the transaction.



## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**

rp@appleicester.co.uk  
0116 254 0382

**David Sturgis**

info@sturgis-snowandastill.co.uk  
0116 2555999

### 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.