

# SHOP PREMISES FOR SALE

193-195 Green Lane Road, Leicester, Leicestershire, LE5 4PD



2,796 Sq Ft (259.75 Sq M)

£525,000 Offers in excess of

- ▶ Highly prominent corner position
- ▶ Side yard and garages
- ▶ Double fronted shop
- ▶ Suitable for conversion STP

## LOCATION

The property occupies a prominent corner position on Green Lane Road and Jellico Road. The property is located circa 1.5 miles east of Leicester city centre and offers excellent access to the A47. The property is surrounded by high density housing with associated retail/manufacturing facilities in the locally.

## DESCRIPTION

The subject property comprises of a two-storey brick-built building under a pitched slate roof, located on the corner of Green lane Road and Jellico Road. The property is a double front shop with a large yard to the side and garages to the rear. Internally the property provided a large mainly open plan ground floor with garage/store units to the rear and a side storage area. The first floor is stripped out and was used a picture framer. The first floor would be ideal for conversion to residential accommodation subject to planning.

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £20,750

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.

## TENURE

The property available with Vacant Possession

## PRICE

£525,000 Offers in excess of

## LEGAL COSTS

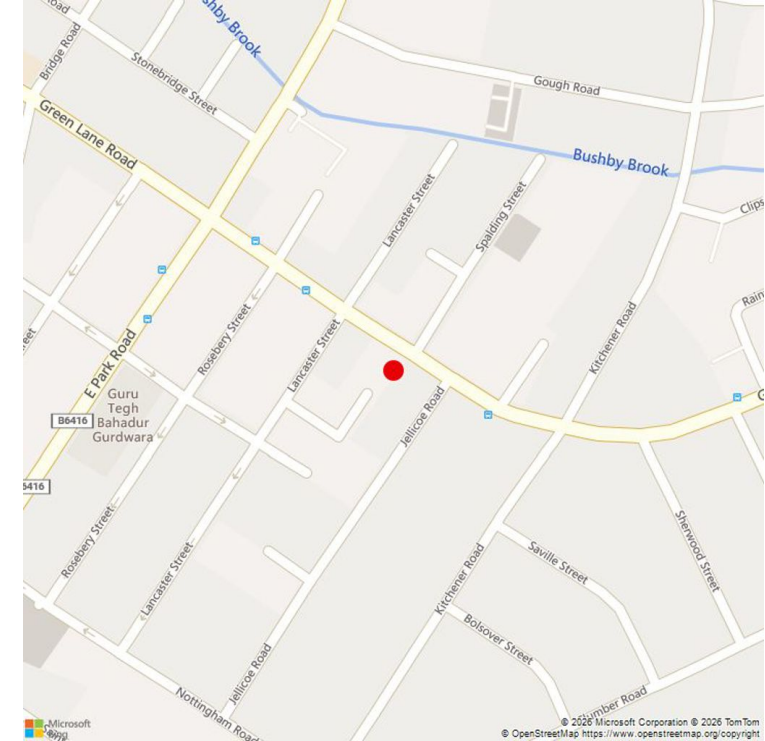
Each party are to be responsible for their own legal costs incurred in this transaction.

## 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 from the successful purchaser.



## 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.