

## FOR SALE

# Shop and Upper Parts 136-138 Evington Road, Leicester, LE2 1HL



### LOCATION

Leicester is a city in the East Midlands of England and is the county town of Leicestershire located about 11.6 miles south of Loughborough and 38 miles north of Northampton.

### SITUATION

The property is situated on Evington Road in the Stoneygate area of Leicester, approximately 1.5 miles south east of the city centre. The property is situated in a busy retail district within a popular residential area and benefits from excellent transport links with Leicester station 0.8 miles to the North West.

Nearby occupiers include One Stop, Subway, Co-operative, William Hill and NatWest together with a number of independent retailers.

### **DESCRIPTION:**

The subject property comprises a double fronted end of terrace unit over ground and first floor. The property is of solid brick construction under a pitched tile roof.

The ground floor has a glazed shop front with a return frontage onto Glossop Street. Internally at ground floor level the property includes a front of house banking hall with a small office to the rear. At first floor level the property benefits from two offices, a training room and a staff room. There are also male and female toilets and two small store rooms. Internally the property benefits from carpeted floors, suspended ceilings with fluorescent lighting.

Externally the property includes a small yard area to the rear of the property.





### ACCOMMODATION

The unit extends to the following approximate floor areas calculated in line with the RICS Code of Measuring Practice,  $(6^{th} ed)$ 

TOTAL AUA	4.050 8.(450.04 )
First Floor Ancillary	782 sq ft / (72.66 sq m)
(Ground Floor (ITZA):	701 sq ft / 65.13 sq m)
Ground Floor Ancillary:	78 sq ft / 7.27 sq m
Sales Area:	793 sq ft / 73.68 sq m

TOTAL NIA: 1,653 sq ft (153.61 sq m)

### RATES

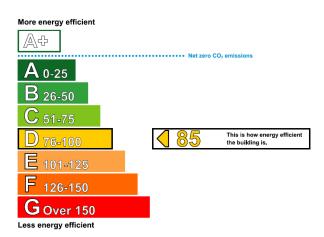
Rateable Value	£18,000
UBR	0.493
Rates Pavable	£8,874

Interested parties should verify these figures with the Local Authority.

### **PLANNING:**

The unit currently benefits from A2 planning use.

### **ENERGY PERFORMANCE CERTIFICATE**



### VAT

The property is not elected for VAT

### **LEGAL COSTS**

Each party is to be responsible for their own legal costs.

### **PROPOSAL**

We are instructed to seek unconditional offers in excess of **£250,000** for the Freehold interest of the above property, excluding standard purchaser's costs.

### **VIEWING AND FURTHER INFORMATION**

By appointment through Sole Agents GL Hearn.

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Map data







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# Created By: G L Hearn

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