

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 Stonegate 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, (6th ed)

Sales Area: 793 sq ft / 73.68 sq m

Ground Floor Ancillary: 78 sq ft / 7.27 sq m

(Ground Floor (ITZA): 701 sq ft / 65.13 sq m)

First Floor Ancillary 782 sq ft / (72.66 sq m)

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

RATES

Rateable Value £18,000
UBR 0.493

Rates Payable £8,874

Interested parties should verify these figures with the Local Authority.

PLANNING:

The unit currently benefits from A2 planning use.

ENERGY PERFORMANCE CERTIFICATE

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

85

This is how energy efficient the building is.

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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Important Notice

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