



6 Salisbury Road, Leicester LE1 7QR

Offices / Residential Opportunity

- ▶ **GIA 3,180 sq ft (295.4 sq m)**
- ▶ **On site car parking**
- ▶ **Close to University of Leicester main campus**
- ▶ **Freehold purchase price: £400,000**

For enquiries and viewings please contact:



Peter Doleman
0116 255 5455
pdoleman@innes-england.com

Location

The property lies within a terrace of similar properties on Salisbury Road, close to its junction with Upper New Walk, approximately 1.5 miles south of Leicester city centre, and within the New Walk Conservation Area. There is excellent accessibility into the city centre via New Walk, the pedestrianised walkway, or London Road. London Road also allows access to the Midland Mainline Railway Station. University of Leicester main campus is a short walk away, for those considering conversion.

Description

An attractive three storey self-contained brick built office and academic facility, that sits prominently within a terrace overlooking Salisbury Road. Internally, the accommodation is arranged to provide a mixture of open plan and more cellular areas that are all carpeted and decorated throughout. There is the usual arrangement of WCs and kitchen facilities. There are some useful ancillary buildings within the rear yard.

There is a basement below the property and car parking is available within the rear yard at the back of the building, with access off a driveway back out onto Salisbury Road.

Accommodation

	Sq M	Sq Ft
Basement	28.8	310
Ground Floor	109.9	1,183
First Floor	83.4	898
Second Floor	73.2	788
Total	295.4	3,180

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

All mains services are connected to the property with the exception of gas.

Planning

The premises have been used for offices and academic purposes and presently have an approval for D1 purposes, a non-residential institution. The building may be suitable for alternative uses, particularly residential, subject to planning consent. Interested parties are recommended to discuss matters with the Local Planning Authority at Leicester City Council on 0116 454 1000.

Tenure

The freehold interest is available.

Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £12,750.

Source: VOA

Price

Freehold purchase price: £400,000

VAT

VAT will not be applicable to the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC will be provided on request.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

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.

Date Produced: 24-Feb-2020



