

FOR SALE



Industrial/Warehouse Premises

99 Barkby Road
Leicester
LE4 9LG

- Popular industrial location
- Excellent access to the Inner Ring Road – A563
- Secure yard and forecourt parking
- Suitable for a variety of industrial uses
- Prominent road frontage
- Investment opportunity

1,256.58 sq.m (13,526 sq.ft)

Price Guide: £975,000



Industrial/Warehouse Premises

99 Barkby Road, Leicester, LE4 9LG



Location

The property occupies a prominent position along the eastern side of Barkby Road, within the centre of Barkby Road Industrial Estate which adjoins Hamilton, Victoria Heights and Troon Industrial Estates.

There is immediate access to the Inner Ring Road (A563) which provides easy access to Leicester City Centre (approximately 3.5 miles) the A46, A47, A50 and M1 and M69 motorways.

Barkby Road Industrial Estate is a popular location. The surrounding densely populated residential area offers an extensive labor pool.

Description

This detached property comprises three principle elements. There is an attractive two-storey office element at the front of the property which has been fitted out to provide a modern office environment with a more traditional warehouse/workshop to the rear.

Internally, the warehouse has been split in to two sections. The front section provides ground floor production space with stores and staff facilities on a mezzanine floor above. The rear section is a fully fitted gym with associated facilities on the mezzanine floor above.

At the back of the property is a single storey storage facility which is accessed via an electric roller shutter door.

The property benefits from 8 car parking spaces at the front and 11 spaces to the rear.

Price

£975,000.

Accommodation

The property offers the following accommodation:

	Sq.m	Sq.ft
Ground	821.16	8,839
First	435.42	4,687
Total GIA	1,256.58	13,526

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

Tenure

It is understood that U Fit Studio (Leicester) Limited are currently holding over on a lease, paying a rent of £17,000 per annum. We have been advised that the Tenant is keen to discuss the possibility of extending their tenancy.

Current Rating Assessment

Charging Authority: Leicester C.C.
Rateable Value:

99 Barkby Road: £27,000
99a Barkby Road: £10,000
99b Barkby Road: £ 7,400

VAT

All prices are excluding VAT. It is understood that VAT will not be payable on the purchase price.

EPC

Energy Rating E.

Legal Costs

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



Viewing

Strictly by appointment through agents:

APB

0116 254 0382

Reg Pollock

rp@apbleicester.co.uk

Will Shattock

wjs@apbleicester.co.uk

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.