



14 Salisbury Road, Leicester, Leicestershire LE1 7QR

Offices / Residential Opportunity (STP)

- ▶ **GIA 3,256 sq ft (302.48 sq m)**
- ▶ **On site car parking**
- ▶ **Close to University of Leicester main campus**
- ▶ **Freehold purchase price: £415,000**

For enquiries and viewings please contact:



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

Location

The property lies 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 provides excellent accessibility into the city centre via New Walk, the pedestrianised walkway, or London Road. The Midland Mainline Railway Station is only a short walk away, as is University of Leicester main campus, 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, together with some useful ancillary buildings to the rear.

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	10.68	115
Ground Floor	123.19	1,326
First Floor	83.05	894
Second Floor	85.56	921
Total	302.48	3,256

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.

Planning

The premises have been used for offices and academic purposes, and presently has 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 Research Centre and Premises and has a rateable value of 15,750.
Source: VOA

Price

Freehold purchase price: £415,000

VAT

VAT will not be applicable to the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: D99

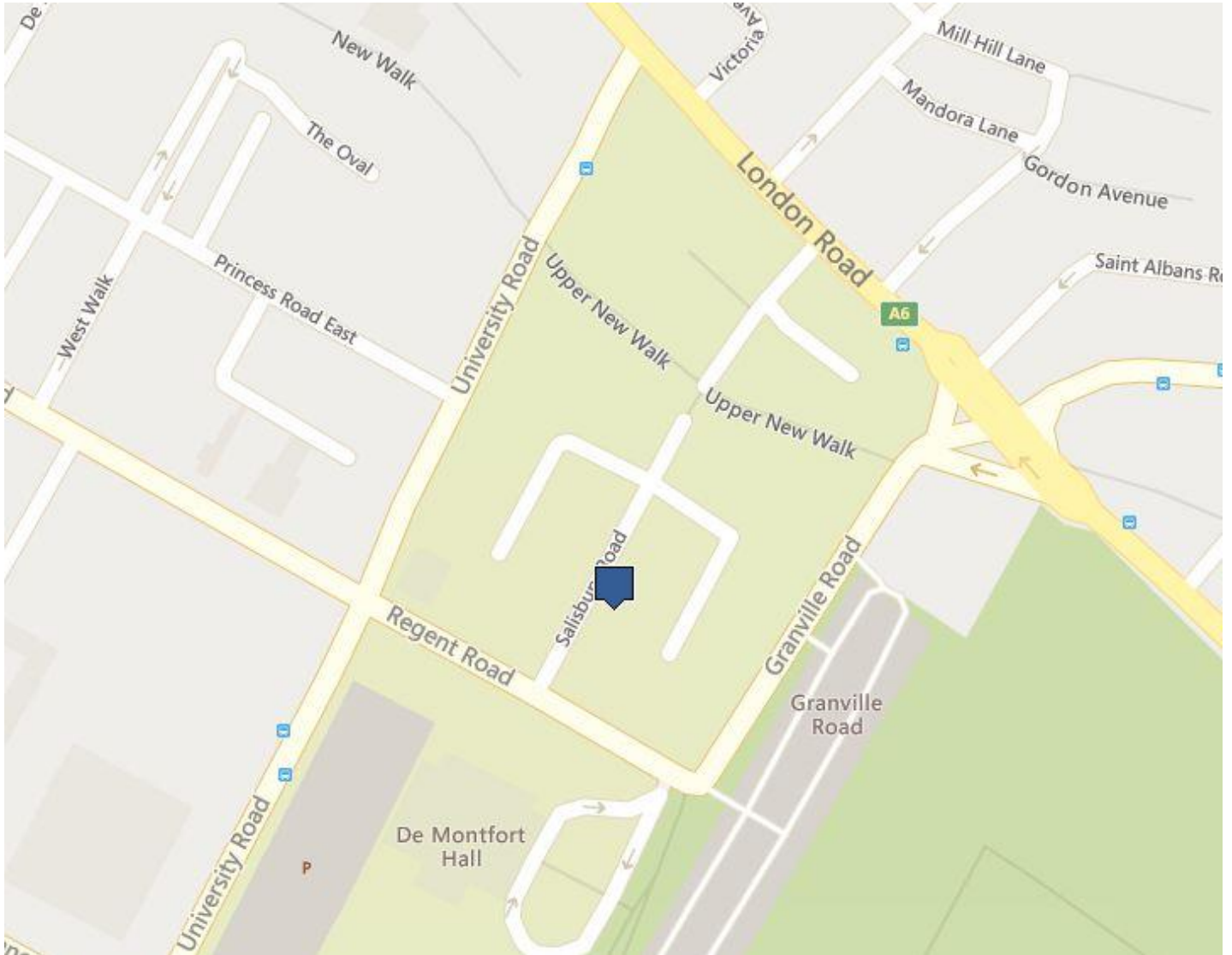
Viewings

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: 11-May-2021



Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations 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 Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE

