



82 and 82B London Road, Leicester, Leicestershire LE2 0QR

Mixed Use Investment / Resi-Conversion Opportunity

- ▶ **Total floor area 3,855 sq ft (358.11 sq m)**
- ▶ **High Profile Position, close to the Train Station**
- ▶ **Residential Conversion Opportunity (STP)**
- ▶ **Freehold purchase price: £550,000**

For enquiries and viewings please contact:



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Location

The subject property is situated approximately 1 mile south of Leicester City Centre, and occupies a prominent frontage position along the A6 London Road, a major arterial route leading into the city from the southern side of the county. The area is mixed use in nature comprising retail, office and residential accommodation. Major facilities and landmarks within the nearby vicinity include Victoria Park, the University of Leicester, De Montfort Hall and Leicester Railway Station which is approximately 0.2 miles in distance to the north.

Description

The subject property comprises a traditional Grade II listed three-storey semi-detached building with single storey and two storey sections at the rear, which is currently configured to provide both office and residential accommodation. The building is of solid red brick construction beneath a series of pitched slate roofs, incorporating single glazed sash and bay windows within the external elevations.

The office accommodation is located within the main three-storey element fronting London Road and has been laid out to provide an array of cellular offices and meeting rooms, together with WC and kitchen facilities. There is also a basement providing useful storage space.

In addition to the main accommodation, there is a two-storey self-contained residential dwelling to the rear which has separate access. This dwelling has been arranged to provide a kitchen, living room, cloakroom and pantry on the ground floor, with 2 good size bedrooms and a bathroom on the first floor.

The property benefits from a car park to the rear which is gated, providing parking for approximately six cars. There is also a lock up garage serving the property.

Accommodation

	Sq M	Sq Ft
82 London Road (Office Space)		
Basement	37.11	399
Ground Floor	104.73	1,127
First Floor	63.05	679
Second Floor	67.30	724
Total Net Internal Area	272.19	2,930

82B London Road (Residential Accommodation)

Ground Floor	44.55	479
First Floor	41.37	445
Total Gross Internal Area	85.92	925

Services

All mains services are connected to the premises.

Planning

We understand the office accommodation has an authorised use within Class E, whilst the residential accommodation has an authorised use within Class C3 under the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Parties interested in alternative uses or residential conversion are advised to speak to the Local Planning Authority, Leicester City Council on 0116 454 1000

Tenure

The office element is being sold subject to an occupational lease to TCBC Business Offices, which is due to expire in December 2021. The current passing rent is £20,000 per annum exclusive. The lease is not protected by the security of tenure provisions of The Landlord and Tenant Act 1954. A copy of the lease is available on request from the agents.

Additionally, the residential accommodation is currently let on an Assured Shorthold Tenancy, at a passing rent of £8,400 pa (£700 pcm). The tenant is presently holding over. A copy of the AST is available on request from the agents.

Price

Offers are sought in the region of £550,000 for the freehold interest, subject to the terms of the tenancies.

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

Copies of the EPC's are available on request from the agents.

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.

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