



**The Summit**  
student accommodation

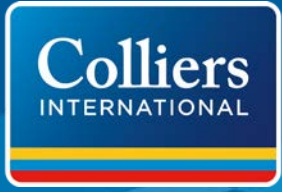
**Liberty Park**  
student accommodation

**Pure Gym**

**Filbert Village**  
student accommodation

# PRIME RE-DEVELOPMENT OPPORTUNITY

*170, Walnut Street Leicester LE2 7GS*



## SUMMARY

- Situated in a prominent position fronting Walnut Street
- Available due to relocation
- Site measures approximately 0.65 acres (0.26 hectares)
- Approximately one mile south of Leicester city centre in an established student accommodation and residential location
- Potential for a range of uses including student accommodation, subject to planning
- Located in close proximity to both the University of Leicester and De Montfort University. Other points of interest in close proximity include the King Power Stadium and Welford Road Stadium

## LOCATION

The property is located fronting Walnut Street, to the south west of Leicester city centre. The immediate surrounding area is predominantly residential with a large focus on student accommodation.

The property is located approximately one mile south of Leicester city centre, accessible via the A426 and the A5460. As well as being situated close to the centre of Leicester, the property is situated within walking distance of many local amenities including De Montfort University, the University of Leicester, the King Power Stadium and the Welford Road Stadium.

## DESCRIPTION

The property comprises a two storey industrial unit currently utilised as a parts and service centre. The property is of a steel portal frame construction with brick elevations and a single pitched roof. A large proportion of the property provides workshop space, benefitting from five roller shutter doors and providing space for approximately ten, four post vehicle lifts. The office accommodation benefits from carpeted floors and air conditioning throughout.

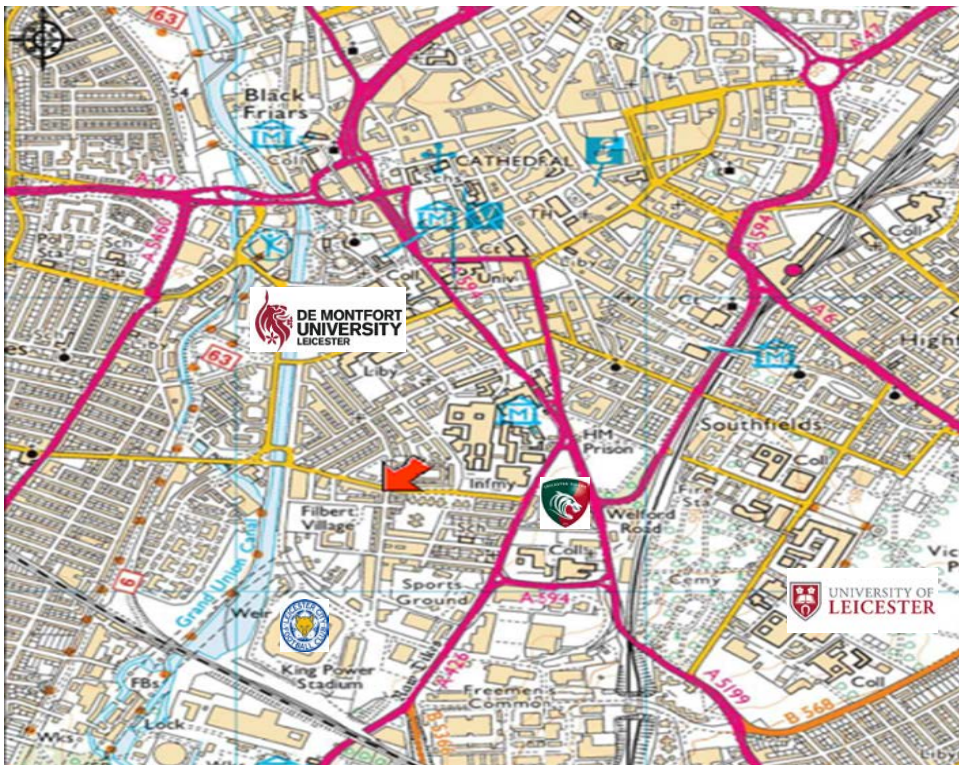
The property benefits from a secure yard area which wraps around the east, south and west elevations and is secured by perimeter fencing. This area provides approximately 28 display / storage spaces and 12 customer spaces.

## ACCOMMODATION

Accommodation	SQ FT	SQ M
Workshop	7,649	710.67
Parts storage	1,699	157.92
Office / ancillary	1,438	133.60
Mezzanine storage	1,401	130.24
First Floor office	1,940	180.25
<b>TOTAL</b>	<b>14,127</b>	<b>1,312.68</b>

The site measures approximately 0.65 acres (0.26 hectares).

The above areas have been calculated on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Location Plan, Promap

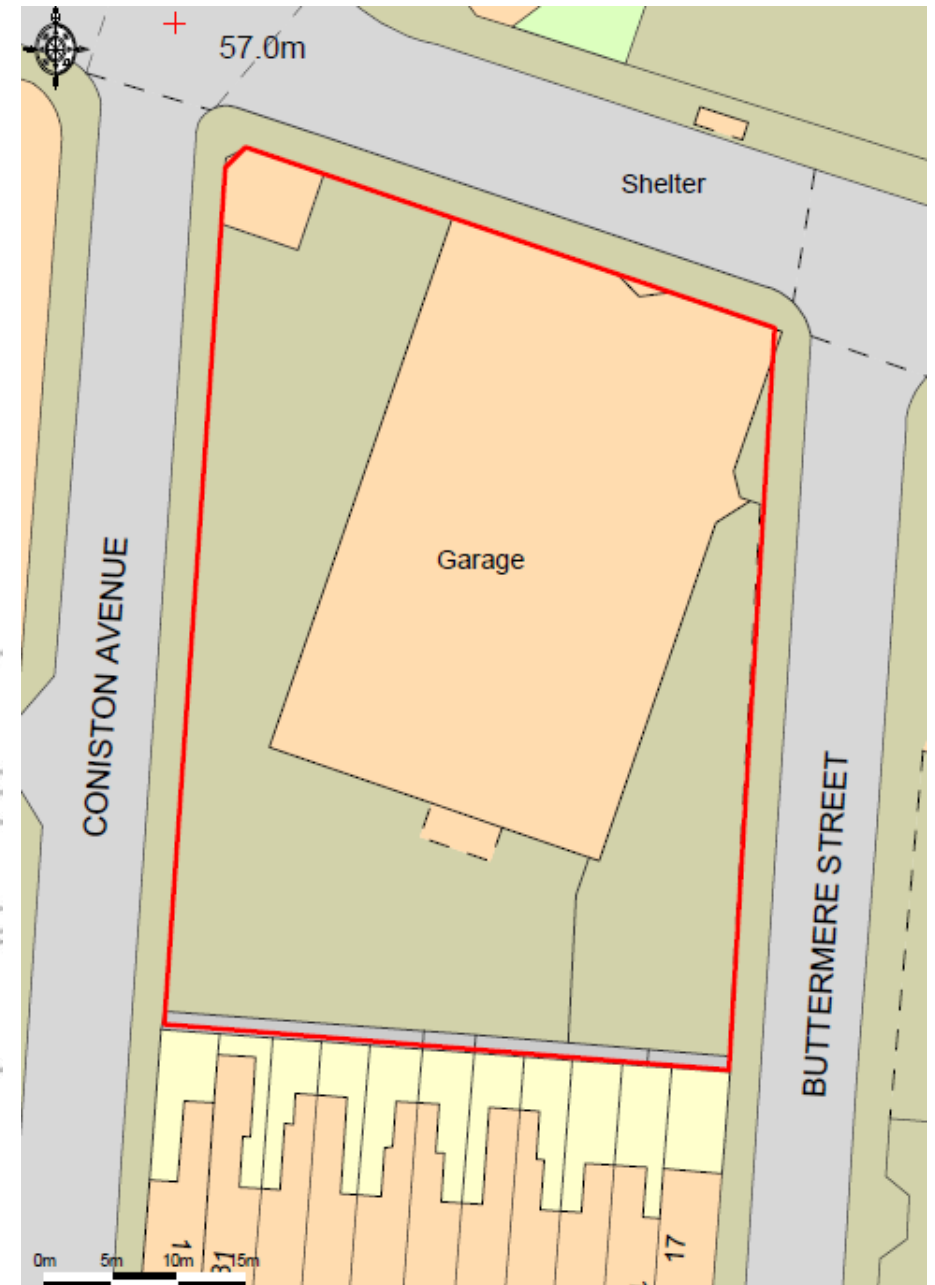
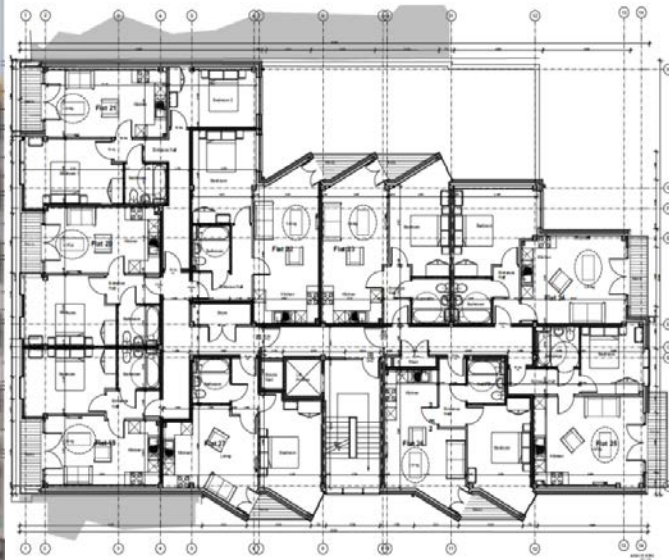
## PLANNING

The property is situated within an area identified as an "Employment Zone" within Leicester City Council's Local Plan.

For further information on planning, we recommend that interested parties contact Leicester City Council on 0116 454 1000.

## EXAMPLE SCHEME

An indicative scheme for the site has been prepared which provides a ground floor retail unit of approx. 5132sqft (477 sqm) and seven storeys of student accommodation comprising 54 one bed units and 7 two bed units.



## TENURE

The property is held freehold.

## EPC

The property has a rating of C/69; a copy of the certificate is available on request.

## LEGAL COSTS

Each party is to be responsible for its own legal and professional fees in connection with this transaction.

## RATING

The property is assessed for Business Rates purposes as follows:

Description: Garage and Premises

Rateable Value: £57,000

## VAT

All figures quoted are exclusive of value added tax, which is to be charged at the prevailing rate.

## TERMS

Offers are invited for the benefit of our clients freehold interest.

Offers that are subject to receipt of planning consent will be considered on their merits. Note vacant possession will not be available until Q3, 2018.

## FURTHER INFORMATION

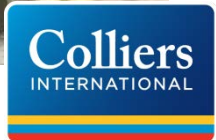
For further information and viewings please contact sole agents, Colliers International:-



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