

# FOR SALE

## Re-Development Opportunity

2 – 4 Colton Street  
Leicester  
LE1 1QA

**1,827.7 sq.m (19,671 sq.ft)**

- Planning for 68 student apartments granted
- Located in Leicester City, 5 mins walk from Train/Bus Station.
- Potentially suitable for private residential (stp)
- Character Building
- Planning drawings available

**Price on Application**

**APB**

PROPERTY CONSULTANTS  
[www.apbleicester.co.uk](http://www.apbleicester.co.uk)



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2 – 4 Colton Street, Leicester, LE1 1QA



## Location

Colton Street is situated in Leicester City Centre, and accessed off Rutland Street. Colton Street is approximately 5 minutes walk to the Highcross Shopping Centre and 5 minutes walk to the Mainline Train Station and Cities Bus station.

The City is centrally located within the UK and has excellent access onto the M1 motorway with J21 & J22 lying between 3 and 8 miles to the southwest and northwest respectively. J21 of the M1 also forms the intersection with the M69 motorway. London is some 99 mile away and just over 1 hours travel on the main Sheffield to London St Pancras line.

## Description

The property forms a former five storey office premises with large open plan floorplates. The site currently has planning for 68 student apartments (Ref No. 20181815). It is also believed that the site would get planning for 39 private residential apartments – copies of the Planning permission and floorplans can be obtained through the agent.

The scheme which has been passed for planning allows for a further two floors to be constructed on top of the existing building.

## Accommodation

- 19 x studio apartments
- 10 x 2 bed flats
- 33 x 1 bed flats
- 2 x 3 bed flats

## Price

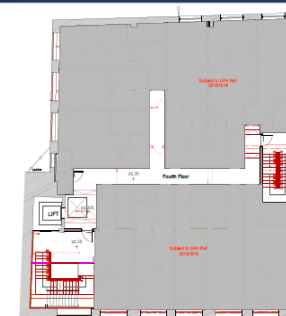
Upon application.

## VAT

It is understood that VAT will be payable on the purchase price.

## Possession

Upon completion of the legal formalities.



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN

## Viewing

Strictly by appointment through agents APB:

**Reg Pollock**  
[rp@apbleicester.co.uk](mailto:rp@apbleicester.co.uk)

**Will Shattock**  
[wjs@apbleicester.co.uk](mailto:wjs@apbleicester.co.uk)

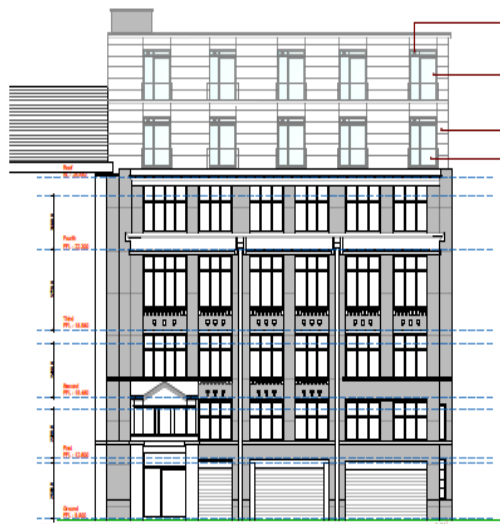
### Conditions under which these details are issued

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.

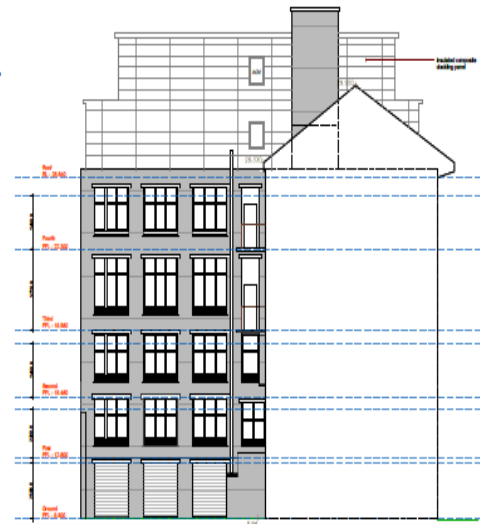


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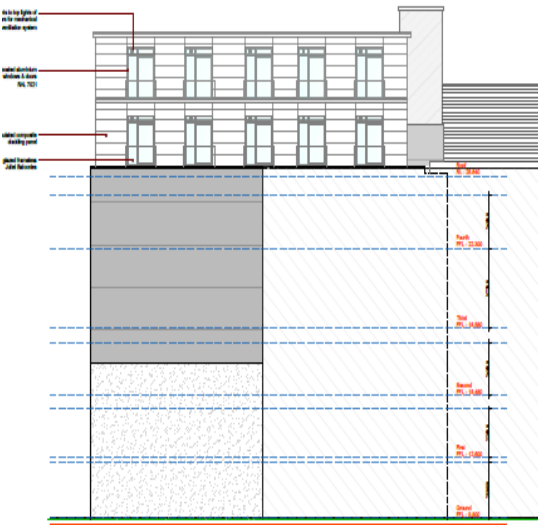
2-4 Colton Street Leicester LE1 1QA



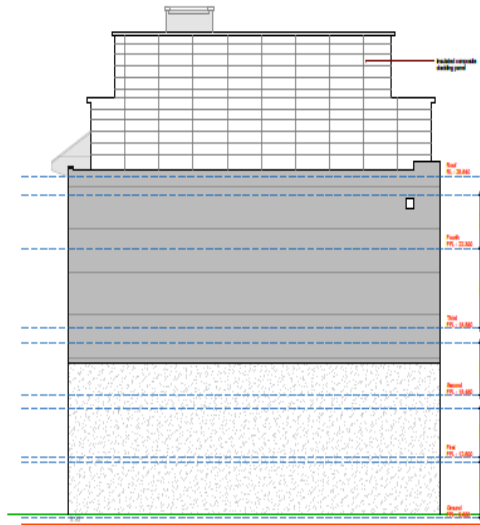
FRONT<sub>01</sub> ELEVATION



SIDE<sub>01</sub> ELEVATION



REAR<sub>01</sub> ELEVATION



SIDE<sub>02</sub> ELEVATION

