

LEICESTER – FORMER BANKING PREMISES – FOR SALE / TO LET

9 Leicester Road, Wigston, Leicester, LE18 1NR.

Peter Tew



Ground Floor Commercial Sales 177.26 Sq.M. (1,908 Sq.Ft.) Approx.
Prominent central location with rear access and six parking spaces
First Floor 112.13 Sq.M. (1,207 Sq.Ft.) Approx.

Rental: £25,000 pax

Sale Price: £320,000

Peter Tew & Company
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Leicester – Retail Premises

9 Leicester Road, Wigston, Leicester, LE18 1NR.

Location:

The premises occupy a prominent position fronting Leicester Road with rear access from Frederick Street. To the rear of the property there are six car parking spaces within the allocated car parking area. Adjoining occupiers include Mind, Nottingham Building Society and Costa Coffee.

Description:

Ground floor former banking premises with ancillary first floor offices above.

Accommodation:

The Accommodation comprises in detail and the following dimensions are approximate:-

Ground Floor			
Retail Frontage	10.77m	(35'4")	
Banking Depth	16.46m	(54')	
Commercial Sales Area	177.26m ²	(1,908 Sq.Ft.)	
First Floor			
Front General Office			
Archive Storage Room			
W.C.Facilities			
Rear Staff Room			
NIA	112.13m ²	(1,207 Sq.Ft.)	
Total NIA 289.39m² (3,115 Sq.Ft.) Approx.			

Business Rates:

The premises are assessed as follows:-

Rateable Value: £31,250

The rate liability may, however, be subject to transitional arrangements and we would advise that individual parties satisfy themselves as to the likely rates payable from the date of occupation by contacting the Local Authority.

Services:

Mains gas, electricity, water and drainage are connected to the property. Peter Tew & Company have not tested any service/installations and cannot provide a guarantee of their condition. Parties should investigate these facilities to their own satisfaction.

Fixtures & Fittings:

All fixtures and fittings within the property on completion are to be included within the sale.

Energy Performance Certificate:

Available on request.

Legal Costs:

Each party will be responsible for their own legal costs incurred in the transaction.

Tenure:

The premises are available for sale or to let. Lease to be agreed on a full repairing and insuring basis subject to an upward only rent review at the fifth year of the term. Car parking spaces subject to a rent charge.

Peter Tew and Company are unable to provide a guarantee with regard to the title of the property. Parties should instruct their solicitor to investigate the title to their own satisfaction.

Sale Price:

£320,000 (Three Hundred and Twenty Thousand Pounds)

Rental:

£25,000 (Twenty Five Thousand Pounds) per annum exclusive.

VAT:

VAT not applicable.

Money Laundering:

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. This evidence will be required prior to solicitors being instructed with a sale of the property.

Subject to Contract:

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

Viewing:

Strictly by appointment with the sole agent.

Contact: Julie or Charlotte

E: julie@peter tew.co.uk

E: charlotte@peter tew.co.uk

Health & Safety:

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

Subject to Contract/ Subject to Lease

All transactions are stated exclusive of VAT

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

Important Information

Peter Tew for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) these particulars do not constitute any part of any offer or contract; (ii) 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 of contract; (iii) all descriptions, dimensions references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intended 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; (iv) no person in the employment of Peter Tew and Co has any authority to give any representation or warranty whatever in relation to this property; (v) we have not tested any services, central heating installations, plumbing installations or electrical installations and therefore purchasers or tenants should undertake independent investigations as to condition of all services and mechanical/engineering installations; (vi) all rentals and prices are quoted exclusive of vat. Intending purchasers or tenants must satisfy themselves as to the applicable vat position if necessary by taking appropriate independent professional advice; (vii) any site boundaries shown are indicative only (viii) Peter Tew and Co will not be liable for any loss arising from the use of these particulars.

T. TMR. 19192(2536w). 15.05.2023