

INVESTMENT FOR SALE OFFICE & INDUSTRIAL UNITS



**Amicare House, 651 Melton Rd, Thurmaston,
Leicester, LE4 8EB**

Total GIA: 703m² (7,566 Sq.Ft.) Approx.

- **Car Parking & Yard Area**
- **Professional Office Location**
- **Current Rental Passing: £63,773.80 pax**
- **Sale Price: £980,000**

DISCLAIMER/MISREPRESENTATION ACT

These particulars are issued on the distinct understanding that all negotiations are conducted through Peter Tew and Co. The property is offered subject to contract and it still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing, nor any injury. Peter Tew and Co for themselves and for vendors or lessors of this 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, nor 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 Peter Tew and Co has any authority to make or give any representation or warranty whatever in relation to this property; (iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) Peter Tew and Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

AMICARE HOUSE, 651 MELTON RD, THURMASTON, LEICESTER, LE4 8EB

Location:

This is an established mixed-use site providing a series of 6 units. 5 industrial units and a two storey office to the front of the site. The site is located in Thurmaston 4 miles north of Leicester City Centre off Newark Road (A607).

Description / Tenancies:

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

Address	Tenant	Sq.M.	Sq.Ft.
Amicare House	Amicare Domiciliary Care Services Ltd	132.37	1,425
Unit 1	Vacant	75.38	811
Unit 2	R Thomson Roofings Ltd	110.64	1,190
Unit 3	Westbury	104.70	1,127
Unit 4	Densea Ltd	137.96	1,485
Unit 5	Crimson Trading Ltd	141.95	1,528

Total GIA: 703m² (7,566 Sq.Ft.) Approx.

Business Rates:

The premises are assessed as follows:-

Local Authority: City of Leicester

Rateable Value as stated below: -

Address	Description	Current Rateable value April 2023
Amicare House	Offices & Premises	£9,700
Unit 1	Offices & Premises	£3,700
Unit 2	Workshop & Premises	£5,100
Unit 3	Workshop & Premises	£5,600
Unit 4	Workshop & Premises	£11,000
Unit 5	Workshop & Premises	£9,500

Planning:

We understand the premises have a permitted use as two storey offices with 5 industrial warehouse units to the rear.

Interested parties are advised to make their own enquires with the local planning authority.

Services:

Mains, gas, electricity, water and drainage are connected to the property. There is a single phase electrical supply.

Peter Tew and 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 in the property on completion to be included within the sale.

Energy Performance Certificates:

Available on request

Health and Safety:

The agents accept no responsibility for injury or loss to persons or property when visiting the premises.

Sale Price:

£980,000 (Nine Hundred and Eighty Thousand Pounds).

Tenure:

Lease terms available on request.

VAT:

VAT is applicable at the prevailing rate. The sale can be treated as a TOGC for VAT purposes.

Legal Costs:

Each party to be responsible for their own legal costs and any stamp duty incurred in the transaction.

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.

Anti- Money Laundering Policy:

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.



Viewing:

Strictly by appointment with the sole agents.

For further information or to make arrangements to view the premises please contact:

Julie or Charlotte

T: 0116 2551527

E: julie@peter tew.co.uk / charlotte@peter tew.co.uk

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.CLT. 19714. 04.06.2025 (2162y)

651 Melton Road,
Thurmaston, Leicester, LE4 8EB

Peter Tew



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LANDMARK INFORMATION

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