

FOR SALE

54-64 SANVEY GATE, LEICESTER LE1 4BQ



FORMER PLANT HIRE DEPOT

Total Site Area: 1,307m² (0.32 acres) approx.

- **Prominent location in city centre.**
- **Redevelopment opportunity**
- **Sale Price: Offers in excess of £750,000**

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.

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Location:

This former plant hire depot fronts Sanvey Gate. The rear boundary fronts Long Lane opposite the multi-storey car park serving the Highcross shopping centre. This is a prominent and central location providing direct access to the inner ring road network around the city.

Description:

The site area is edged red on the promap plan attached. This provides a total site area of:-

Site Area: 1,307m² (0.32 acres) approx.

Development Options

The site is suitable for a variety of different uses including retail, leisure, residential redevelopment, industrial warehousing and specialist occupiers subject to an implementable planning permission.

Planning:

The premises have a permitted use as a former plant and machinery plant depot and shop.

Services:

Mains gas, electricity, water and drainage are connected to the site.

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.

Anti 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.

Tenure:

The site is freehold with vacant possession.

Legal Costs:

Each party to be responsible for their own legal costs and any stamp duty.

Proposal

Seeking interest from occupiers with a view to redevelopment with specific requirements.

Sale Price:

Offers in excess of: £750,000 (Seven Hundred and Fifty Thousand Pounds).

VAT:

VAT is not applicable.

Health and Safety:

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

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

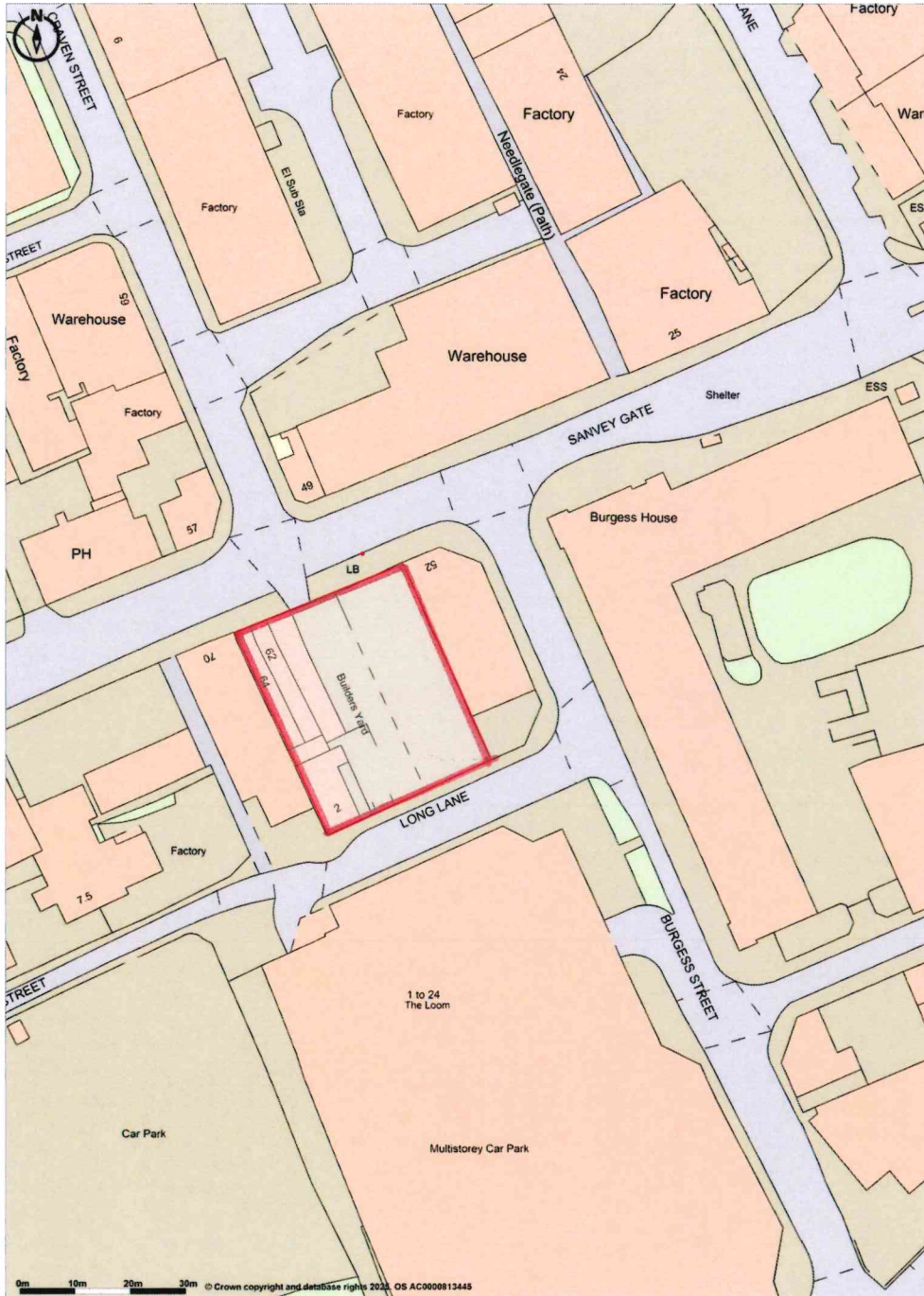
Peter or Charlotte
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E) pgt@petertew.co.uk
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Important Information

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.

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Location Plan Sanvey Gate, Leicester



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