

LAND AT THE JUNCTION OF NARBOROUGH ROAD AND BRAUNSTONE LANE EAST, LEICESTER, LE3 2FW

PROMINENT FREEHOLD DEVELOPMENT OPPORTUNITY





OPPORTUNITY SUMMARY

- Prominent position on the junction of Narborough Road South (A5460) and Braunstone Lane East
- Approximately 1.5 miles north east of J21 of the M1 Motorway
- Approximately 2 miles south west of Leicester City Centre
- Site area extends to circa 4.3 acres
- Existing accommodation of circa 73,000 sq ft (6,791 sq m) GIA
- Suitable for a variety of uses, including leisure, retail and car showroom (subject to planning)

Location

The site lies approximately 2 miles south west of Leicester City Centre and 1.5 miles north east of Junction 21 of the M1 Motorway in a prominent position on the junction of Narborough Road South (A5460) and Braunstone Lane East.

Description

The site extends to an area of approximately 4.3 acres and currently comprises a purpose built 170-bedroom hotel of circa 73,000 sq ft (6,791 sq m) GIA.

Development Options

The site may be suitable for a variety of different uses including leisure, retail and car showroom (subject to planning).

Indicative layout sketches can be provided on request.

Title Summary

The freehold of the property is available. The site is registered under the Title Number LT123747.

EPC

Energy Rating D.

Current Ratable Value

£184,000.

Viewings

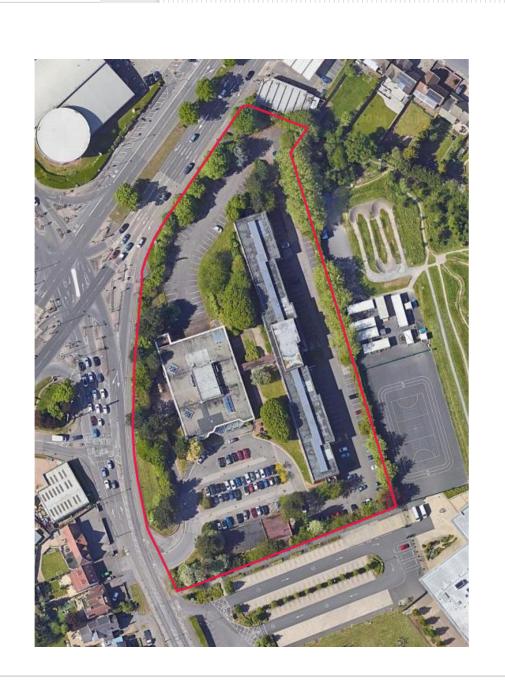
The site can be viewed from the public highway. Any access to the property is strictly by appointment only through Gerald Eve.

Further Information

For further information, please contact a member of the team.

Rights of Way, Wayleaves & Easements

The property is sold subject to all rights of way, wayleaves and easements whether or not that are defined in this brochure.





CONTACTS

Jessica Nevin +44 (0)7393 782210 jnevin@geraldeve.com Alexandra Fitzpatrick +44 (0)7922 582858 afitzpatrick@geraldeve.com **Simon Hay** +44 (0)207 333 6260 shay@geraldeve.com



Disclaimer

Gerald Eve LLP, a Newmark company, is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London WIT 3JJ).

The term partner is used to refer to a member of Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications.

The particulars are issued pursuant to the following conditions:

- 1. No Offer: These particulars do not, and shall not constitute, in whole or in part, an offer or a contract or part thereof. Gerald Eve LLP, nor any partner,
- 1. or any employee or consultant thereof ("Gerald Eve Persons"), has authority to make or enter into any such offer or contract;
- 1. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP and/or any Gerald Eve Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs, videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.
- 1. Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Gerald Eve LLP may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors/Lessors and Purchasers/Lessees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Gerald Eve LLP from acting altogether.
- 1. Privacy: For further information concerning how we use personal data please see our privacy statement: www.geraldeve.com/privacy-statement/

Particulars issued May 2024.