



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



GERALDEVE
A NEWMARK COMPANY



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.



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