



## Evington Road

Leicester, LE2 1QN

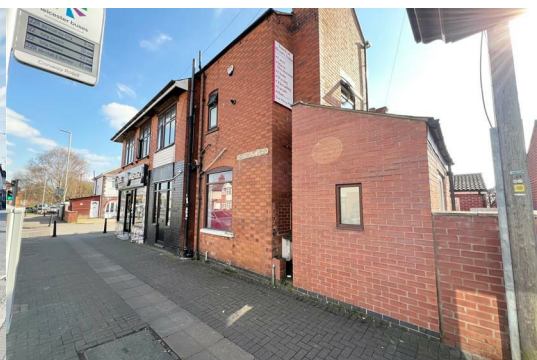
**Guide Price £355,000**



\*\*\*\* FOR SALE BY PUBLIC AUCTION ON 24th APRIL 2025. 2.00 PM. REGISTER TO BID\*\*\*\*

An excellent opportunity to purchase a freehold investment property in the ever popular Evington Road district. Currently let on a 5 year full repairing lease at an annual income of £26,400. The lease was first granted 15th March 2023. with a break clause in year 3.

The property is made up of a ground floor retail area of 47.2m<sup>2</sup> and a ground floor kitchen area of 5.8m<sup>2</sup>. There is a first floor retail area of 32m<sup>2</sup>.



Ground Floor Retail

Ground Floor Kitchen

Separate access which in turn leads to the first floor area

First Floor

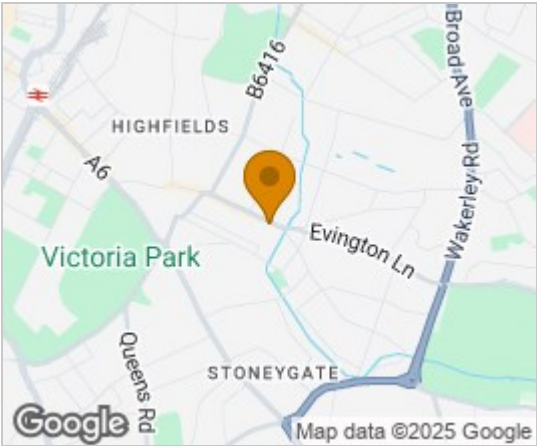
Disbursements

Please see the legal pack for any disbursements listed that may become payable by the buyer.

Buyer's Administration Fee

Buyers will be required to pay an auction administration fee of £1800 inc VAT ( £1,500 + VAT)

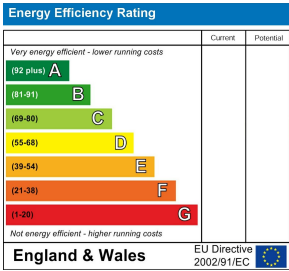
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.