



## 12 bedroom Student block for sale

Cank Street / Cheapside, Leicester, LE1 5EB

**Student block - 12 rooms - Leicester  
City Centre**

**£850k - Virtual Freehold**

**3,250 sq ft**  
(301.93 sq m)

- 12 Student letting bedrooms
- 4 x 3 bedroom pods
- Self contained with ensuite rooms
- 999 year lease - peppercorn rent
- Leicester City Centre

# 12 bedroom Student block for sale, Cank Street / Cheapside, Leicester, LE1 5EB

## Summary

<b>Available Size</b>	3,250 sq ft
<b>Price</b>	Offers from £850,000
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (106)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Upper Floors - 1st & 2nd	3,250	301.93	Available
<b>Total</b>	<b>3,250</b>	<b>301.93</b>	

## Description

Located on the first and second floors of a 3 storey building in the City Centre of Leicester.

Fully let - Income producing £84,000 per annum - accounting information available on request.

## Location

Close the famous Leicester market, in the City Centre of Leicester. The property is a 2 minute walk to the Highcross Shopping Centre and surrounded by office and retail outlets. Leicester is well situated in the East Midlands with easy access to the M1 and M69 Motorways providing good access into other Midlands towns and Cities.

Nottingham to the North is accessed via the M1 or the A46 and Coventry to the South West via the M69 are both circa 30 miles and Birmingham via the M6 and M69 is approximately 43 miles. Other local market Towns within 20 miles of Leicester City include Melton Mowbray, Oakham, Loughborough and Market Harborough.

## Terms

Offered for sale on 999 year lease for the upper floors - for £850k

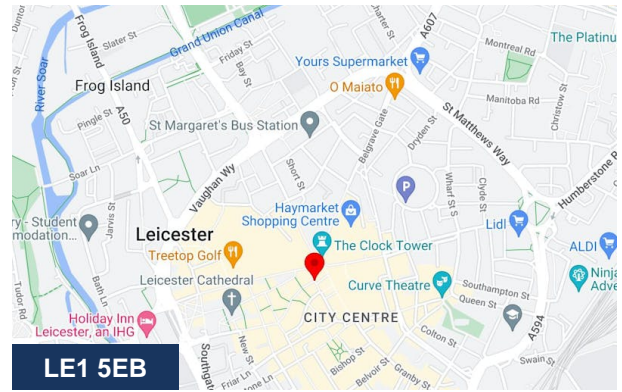
The accommodation is income producing £84k per annum.

## Viewings

Viewing is strictly by prior appointment with the agents P & F Commercial Tel:01664 431330 or office@pandfcommercial.com

## Finance

Finance may be available through Independent Financial Brokers and P & F Commercial would be pleased to make an introduction for you. The Brokers are completely Independent of P & F Commercial and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.



## Viewing & Further Information



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