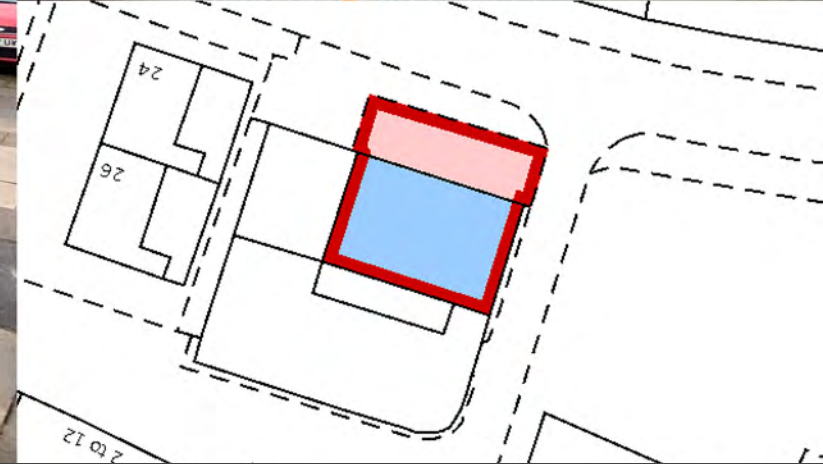
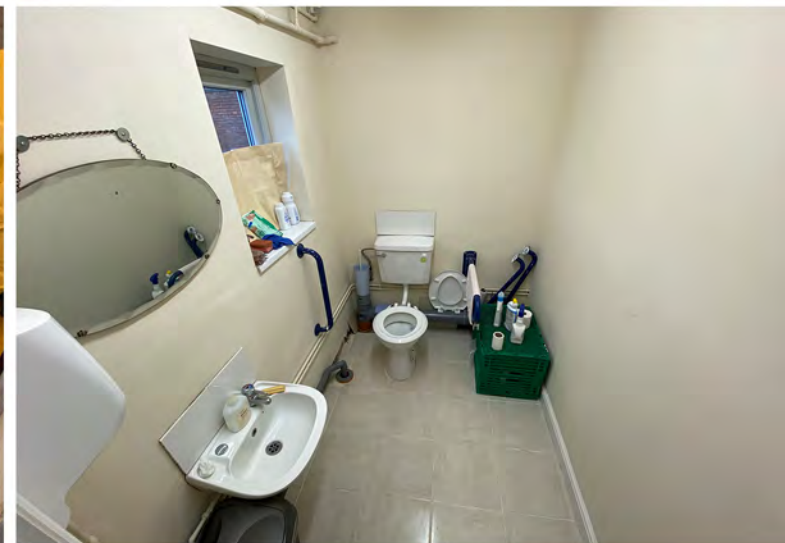


# FREEHOLD COMMERCIAL PROPERTY FOR SALE **DILLON ROAD, LEICESTER, LE3 9PF**

**FANTASTIC  
INVESTMENT  
OPPORTUNITY**







ARRANGE YOUR VIEWING: 0208 004 6499



RB Gates Nationwide is a trading name of RB Gates Ltd  
Company Registered in England No. 08200520  
t. 0208 004 6499 e. [sales@rbgates.net](mailto:sales@rbgates.net)

## Description

RB Gates Nationwide are pleased to bring to the market this FREEHOLD COMMERCIAL PROPERTY currently being used as a church premises. This property comprises of a large front area, two offices and 2x WC (one of which is a disabled wc). The property also includes parking space to the front of the property.

## Measurements

Front Area 1: 6.882m x 8.806m

Front Area 2: 6.700m x 3.535m

Office 1: 3.429m x 3.186m

Office 2: 3.437m x 3.271m

Kitchen + WC + Disabled WC

Ground Floor Combined area of roughly  
119.79 sq m (1289.41 sq ft).

## Location

The property is conveniently situated in a residential area of New Parks with close proximity to local amenities and great transport links using New Parks Way leading to Groby Road A50 and easy therefore easy access to the M1 & M69. This location features great link to the local hospital (Glenfield Hospital), which is approximately less than 1 mile away.

Viewings BY APPOINTMENT ONLY with the Agents RB Gates Ltd T/A RB Gates, Nationwide. Viewing is highly recommended as properties such as these rarely stay on the market for long.

1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating traveling some distance to view the property.
3. Buyers Premium: A buyer's premium of £1500.00 will apply when purchasing this property.
4. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.
5. Disclaimer: These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither RB Gates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.
6. Free Valuation: Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact RB Gates to arrange a mutually convenient appointment.

## Floorplan/s



**For Illustrative Purposes Only. Not To Scale.  
Plan Indicates Property Layout Only.  
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CALL US NOW TO FIND OUT MORE

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# TERMS & CONDITIONS

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