



Fraser Noble Building and 2 University Road, Leicester, Leicestershire LE1 7RB

Landmark Educational Building

- ▶ Total GIA: 26,033 sq ft (2,418.5 sq m)
- ▶ Suitable for alternative uses, subject to planning
- ▶ Substantial car park
- ▶ Freehold purchase price: £2,900,000

For enquiries and viewings please contact:



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Location

The Fraser Noble Building stands prominently overlooking London Road close to its junction with University Road. 2 University Road, which links into the main building, lies just inside University Road, adjoining the church. London Road provides access down into the city centre to the north, or to Knighton and Stoneygate to the south and the outer ring road at the racecourse. This provides swift access to the M1 / M69 interchange. The main railway station lies only 5 minutes' walk away on London Road.

Description

The property comprises two distinct but interconnecting parts. Fraser Noble Hall is an attractive brick built property under a pitched roof with slate covering that internally provides a number of large rooms, previously used for educational purposes. A feature of the property is a highly attractive hall, with associated balcony.

2 University Road interconnects with the main building to provide a number of private and more open plan areas, again constructed in brickwork under a pitched tile roof and three-storey in design.

There is a large car park associated with both buildings that overlooks New Walk, with access provided from a driveway off University Road.

Accommodation

	Sq M	Sq Ft
<u>Fraser Noble Building</u>		
Basement	167.71	1,805
Ground Floor	408.95	4,402
Hall / Entrance etc.,	420.8	4,530
Balcony	43.71	470
First Floor	370.93	3,993
Second Floor	332.93	3,584
<u>2 University Road</u>		
Basement	90.97	979
Ground Floor	236.87	2,549
First Floor	174.68	1,881
Second Floor	170.94	1,840
Total	2,418.5	26,033

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

All mains services are connected to the property.

Planning

The property has an authorised use for educational uses under F1 of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020. Parties interested in alternative uses are recommended to speak with Leicester City Council on 0116 454 1000.

Tenure

The properties are only available collectively on a freehold basis and with vacant possession.

Business Rates

To be assessed.

Price

£2,900,000

VAT

VAT will not be applicable to the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

Fraser Noble Building – D94
2 University Road – D88

Viewings

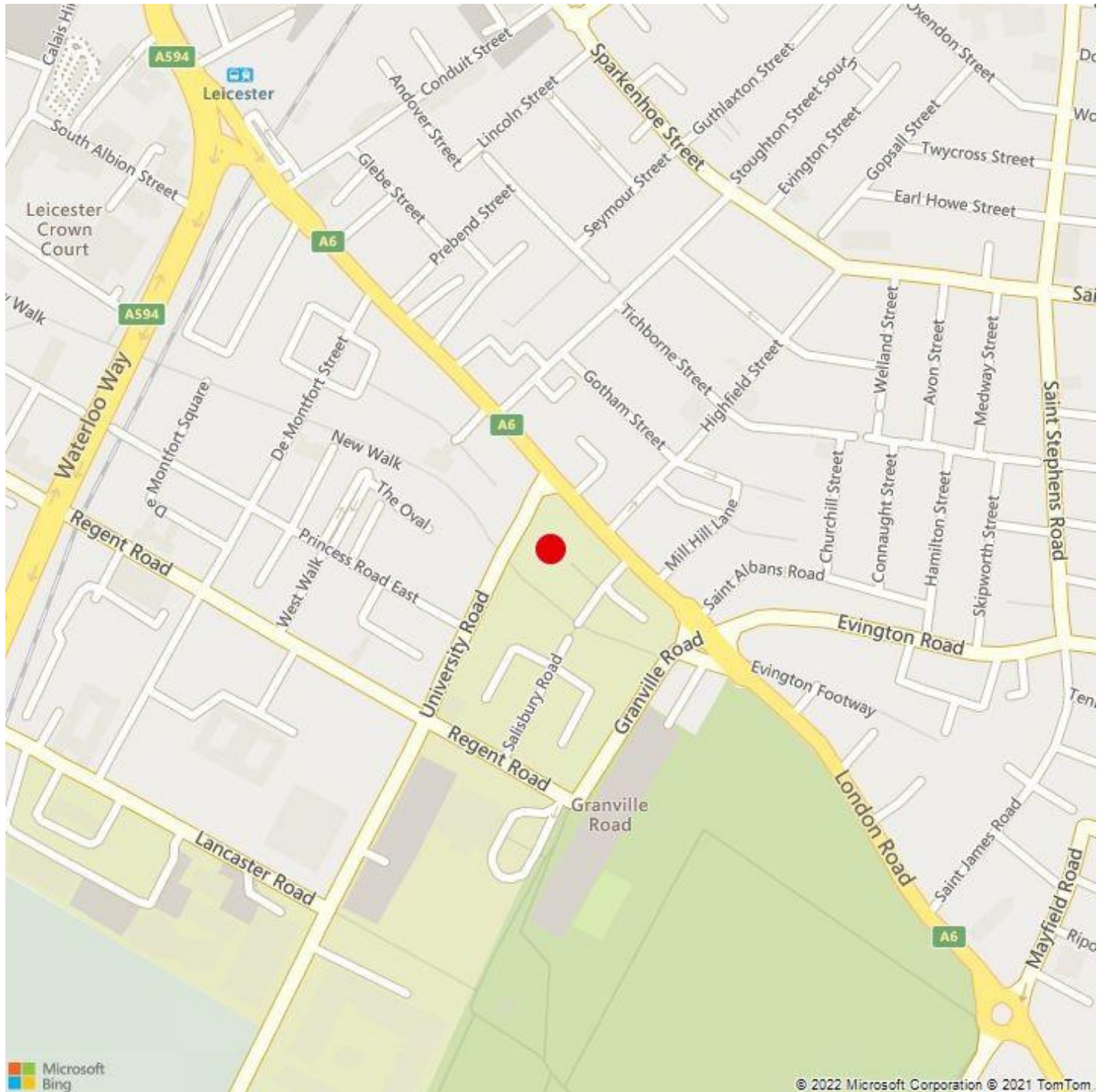
Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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