



For Sale

Outstanding Office or Student Residential Refurbishment /
Opportunity (Supported by Pre-Application Advice)

Prospect House and Readson House
94/98 Regent Road, Leicester LE1 7DF

Total Net Internal Area 28,258 sq ft (2,625.26 sq m)

Contact

Peter Doleman
t: 0116 255 5455
e: pdoleman@innes-england.com

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0116 255 5455
innes-england.com

Location

Readson House and Prospect House lie prominently on Regent Road, equidistant between Waterloo Way and De Montfort Street, approximately one mile south of Leicester city centre. The buildings lie in close proximity to the Midland Mainline Railway Station on London Road and Waterloo Way that forms part of the inner ring road network. Of significance is a location close to University of Leicester main campus on University Road.

The buildings are located at the edge the primary office core of Leicester, and within the New Walk Conservation Area. City centre retail facilities are only a short walk away via Granby Street.

Description

The two buildings lie adjacently on Regent Road, although are not connected internally. The buildings are constructed over ground and three upper levels, providing clear open plan floor plates, with excellent natural lighting. Each floor has now been subdivided by means of lightweight partitions. There is a passenger lift from the main core serving each level, together with male and female WCs throughout.

The rear of each building, that is accessed from a driveway off De Montfort Street, provides car parking for approximately 20 cars along the flank elevations of both buildings.

Accommodation

Accommodation	Sq Ft	Sq M
Ground Floor	7,355	683.29
First Floor	7,461	693.19
Second Floor	7,348	682.64
Third Floor	6,094	566.14
TOTAL	28,258	2,625.26

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

Services

Mains electricity, drainage, water and gas are believed to be connected to both buildings.

Planning

Both Prospect House and Readson House have an education use within Class F1 of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Pre-application advice was provided in April 2023 by Leicester City Council, the Local Planning Authority, that confirmed the principle of a change of use to student accommodation (Sui Generis), subject to following the guidance provided by the Student Housing SPD, dealing with the layout and quality of the internal accommodation.

Further information and a copy of the advice is available upon request.

Tenure

Freehold

Business Rates

The property is currently listed as offices and premises and has a rateable value of £201,000.

Source: VOA

Price

This substantial and exciting opportunity is available at a purchase price of £3.4m.

VAT

VAT will not be payable on the purchase price.

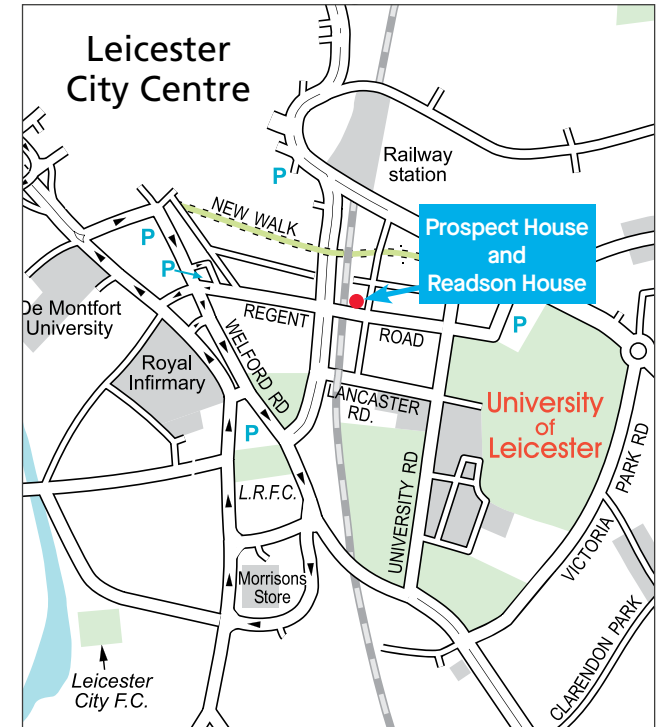
Legal Costs

Each party will bear their own costs incurred in the transaction.

EPC

Prospect House, 94 Regent Road
The premises have an EPC assessment of: C73

Readson House, 96-98 Regent Road
The premises have an EPC assessment of: D78



Viewings

Viewings can be arranged via Innes England – contact Peter Doleman.

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.

On behalf of

