



**111 Princess Road East, Leicester, Leicestershire LE1 7LA**

## **Offices, Education, Residential Opportunity (STP)**

- ▶ **Total GIA: 3,748 sq ft (348.2 sq m)**
- ▶ **On-site car parking**
- ▶ **May combine with 109 Princess Road East, also for sale**
- ▶ **Purchase price: £440,000**

For enquiries and viewings please contact:



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### Location

The premises lie prominently on Princess Road East between University Road and De Montfort Street, approximately 1 mile south of Leicester city centre. The property lies within the New Walk Conservation Area, within close proximity of the University of Leicester. The city centre is a short walk away via the attractive pedestrianised walkway, New Walk. The area generally is characterised by similar properties taken over to both providing office, academic and residential uses.

### Description

An attractive inner terrace Edwardian building with adjacent car park to the rear. The building is three-storey in design, constructed in brickwork, with timber sash windows under a pitched slate roof. Internally, the property provides good quality accommodation that is presently subdivided to provide for a number of private and more open plan areas.

There is a degree of parking behind the property.

### Accommodation

	Sq M	Sq Ft
Ground Floor	118.8	1,279
First Floor	114.3	1,230
Second Floor	76.6	825
Basement	38.5	414
<b>Total</b>	<b>348.2</b>	<b>3,748</b>

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

### Services

The property forms part of a larger group of buildings that are due to be separated into their component parts. This will affect the services that are available and interested parties are advised to make further enquiries.

### Planning

The property lies within the New Walk Conservation Area and has a current authorised use for academic purposes falling within Class F1 of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Parties interested in alternative uses are advised to speak with Leicester City Council on 0116 454 1000.

### Tenure

The freehold interest is available with vacant possession upon completion.

### Business Rates

To be reassessed.

### Price

£440,000

NB - 109 and 111 may be combined into a larger purchase if required.

### VAT

VAT will not be applicable to the purchase price.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The building is currently assessed with adjacent properties as follows:

107-111 Princess Road East - C74

### 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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