



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

Offices, Education, Residential Opportunity (STP)

- ▶ **Total GIA: 5,611 sq ft (521.3 sq m)**
- ▶ **On-site car parking**
- ▶ **Includes former squash courts**
- ▶ **Purchase price: £560,000**

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 former stabling block developed around an open yard. The accommodation now provides a mixture of open plan and more cellular office areas, together with lock up garage at ground floor.

To the rear of the site lies a further building providing three squash courts with overlooking balcony and changing facilities.

Accommodation

	Sq M	Sq Ft
Ground Floor	137.9	1,484
First Floor	148.2	1,595
Basement	9.4	101
Squash Courts	225.8	2,431
Total	521.3	5,611

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 has a Grade II Listing and lies within the New Walk Conservation Area, with 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

£560,000

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

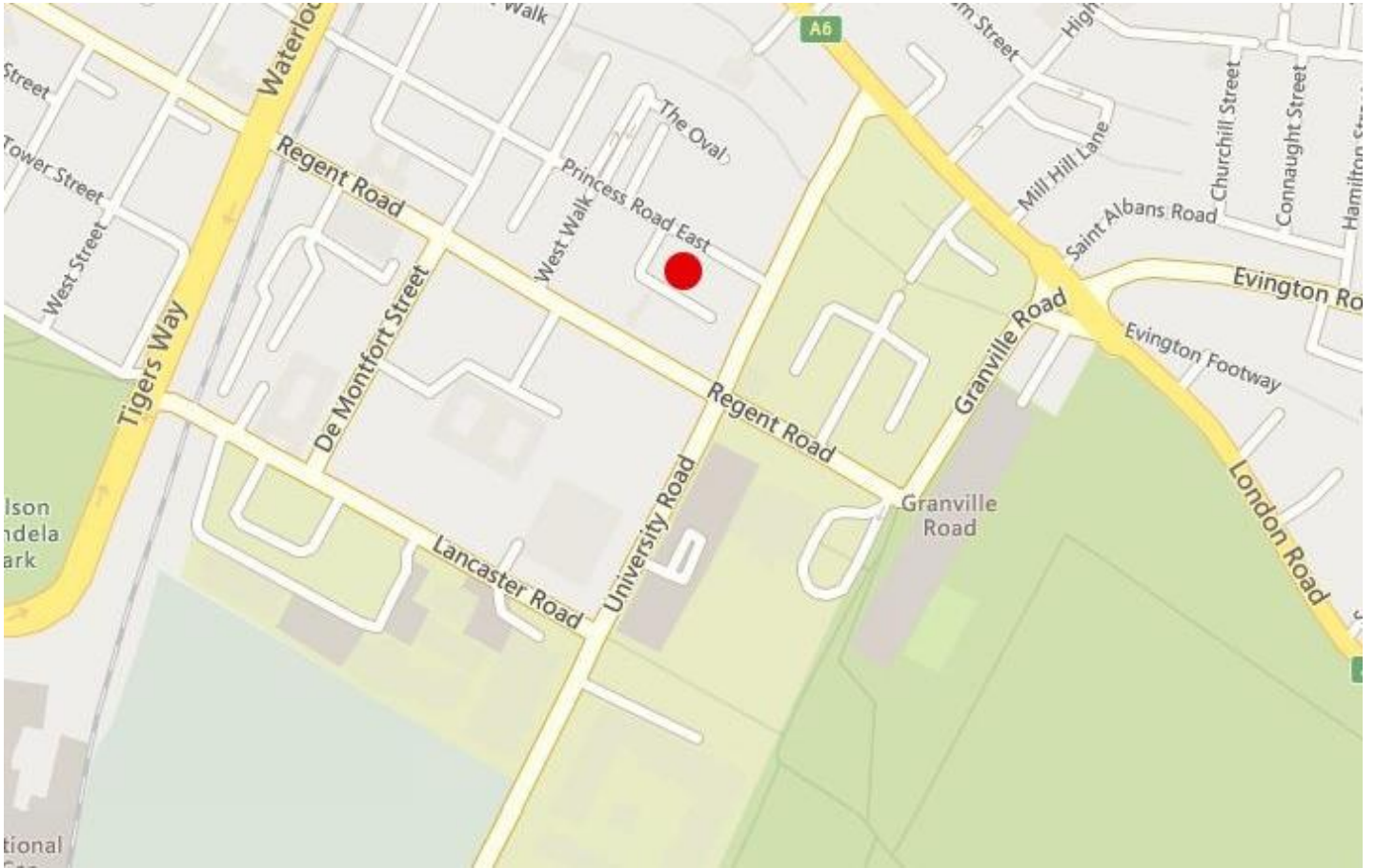
Our Anti-Money Laundering Policy

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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