



25 & 25A New Walk, Leicester LE1 6TE

Attractive period office building

- ▶ **Net Internal area: 2,857 sq ft (265.4 sq m)**
- ▶ **Fitted out to a very high specification**
- ▶ **Residential Conversion Opportunity (STP)**
- ▶ **Price: £525,000**

For enquiries and viewings please contact:



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Location

The subject property is situated approximately 0.5 mile south of Leicester City Centre and occupies a prominent frontage to the southside of New Walk, close to Museum Square. The rear car park is accessed off Princess Road backways. Traditionally, New Walk has comprised one of Leicester's prime office areas although, at the north-western end, there is some leisure and retail influence through bars, restaurants and shops by virtue of its close proximity to the City Centre. In addition, over the past 4-5 years, a number of period office premises in the area have been re-developed into residential accommodation aimed at the student rental sector, due to the close proximity of the University of Leicester.

Description

The main part of the property comprises a traditional Grade II listed two-storey semi-detached building of rendered brick construction beneath a pitched slate roof, incorporating a mixture of attractive single glazed sash and bay windows within the external elevations.

Internally, this accommodation has been fitted out to a very high specification throughout and has been configured over two floors to provide an array of cellular offices and meeting rooms, together with a number of stores, WCs and kitchen facilities.. There is also a basement providing useful storage space.

Extending out to the rear of the property is an annex section (known as 25A New Walk) which is of brick construction beneath a part flat and part pitched slate roof. This section has been configured in an L shaped formation, and at first floor level has been arranged to provide basic office accommodation, encompassing a large open plan office, a central hall/kitchen, toilet and 4 further offices. Whilst the ground floor has been laid out to provide a kitchen area, a number of external stores and an undercroft car port.

In total, the property benefits from off road car parking for approximately 5/6 cars.

Accommodation

	Sq M	Sq Ft
<u>25 New Walk -</u>		
Ground Floor	70	753
First Floor	80.5	866
<u>25A New Walk -</u>		
Ground Floor	14.2	153
First Floor	78.2	842
External Storage Area	22.6	243
Total Net Internal Area:	265.4	2,857

Services

We understand all mains services are connected to the property and the respective demises are separately metered.

Planning

We understand that both 25 New Walk and 25A New Walk have an authorised use as offices within Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020. Parties interested in alternative uses, such as residential, are recommended to discuss matters with the Local Planning Authority at Leicester City Council on 0116 454 1000

Tenure

The property is available to purchase on a freehold basis with vacant possession.

Business Rates

25 New Walk - The property is currently listed as Office and Premises and has a rateable value of £18,500.

25a New Walk - The property is currently listed as Office and Premises and has a rateable value of £8,300.

Price

Price £525,000

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

A copy of the EPC is available on request.

Viewings

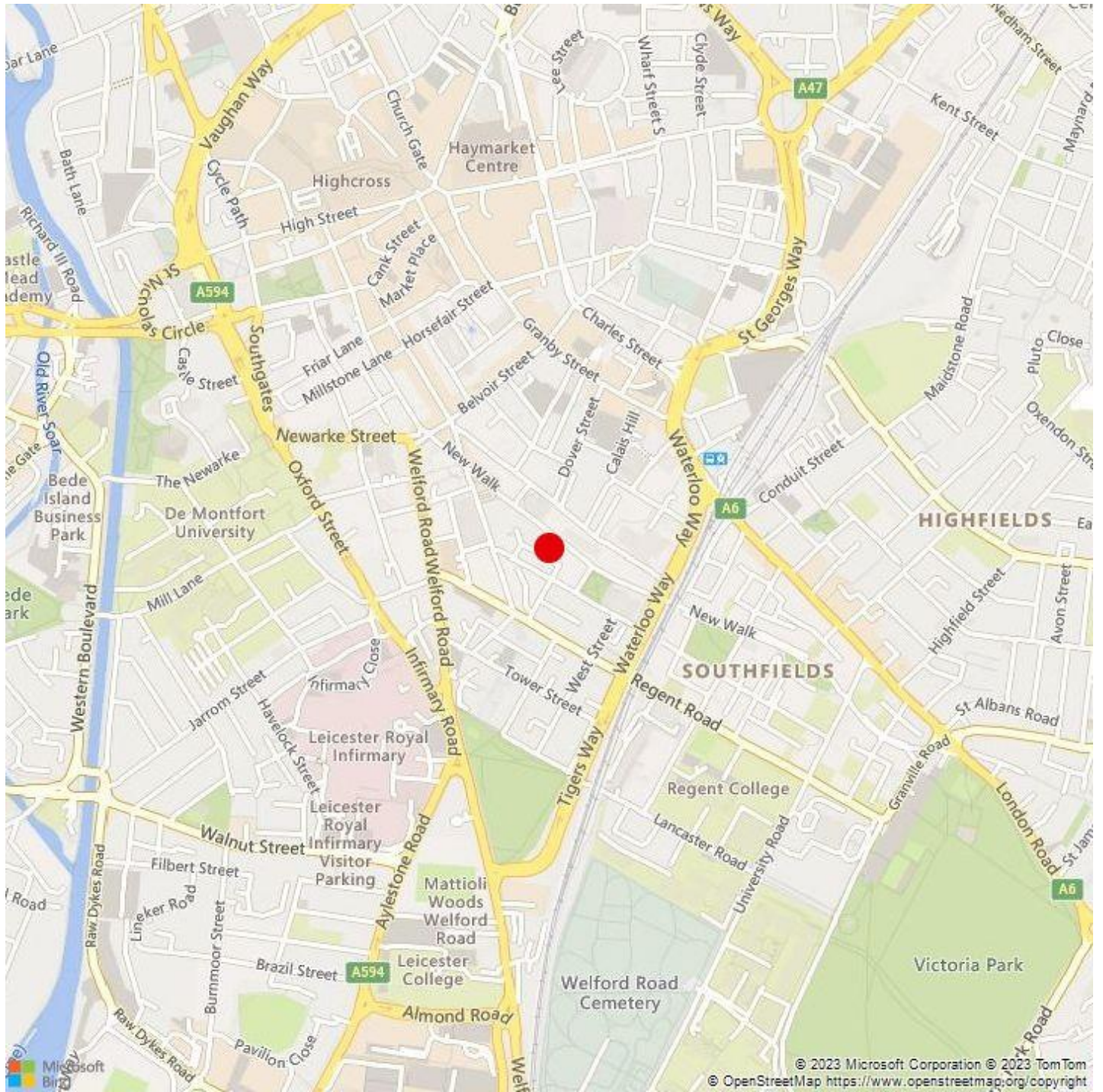
Viewings are by appointment with sole agents Innes England

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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