



6-8 Evington Street, Highfields, Leicester LE2 0SA

Community Premises

- ▶ **Total GIA: 7,805 Sq Ft (725.11 Sq M)**
- ▶ **Close to Leicester City Centre**
- ▶ **Residential Development Opportunity, Subject to Planning**
- ▶ **Price: £800,000**

For enquiries and viewings please contact:



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

Location

The premises are located on Evington Street within the Highfields area of Leicester, approximately one mile southeast of the city centre. Evington Street lies directly off Sparkenhoe Street in what is a mixed-use area overall, with a number of retail, tertiary and residential uses, all being able to take advantage of a city centre location, but with good communication links out onto the inner ring road at the Swain Street Bridge, approximately a quarter of a mile to the north.

Description

The property itself comprises a reasonably extensive community type building, comprising of the original building that has now been substantially refurbished, together with an adjoining and interconnecting property at 8 Evington Street that is of more recent construction.

The buildings are of two and three-storey construction; the main building has a rendered façade, together with uPVC windows and a variety of access points into the building at ground floor level. 8 Evington Street is of more domestic style construction and again three-storey in design. It is built of brickwork, though the ground floor front elevation has a painted stone effect.

Internally, the accommodation at ground floor provides the main hall and congregation area, with its own separate access out onto Evington Street. Adjacent to this are various ancillary areas used for offices and more residential accommodation, the latter having its own ensuite shower room. Overall, the accommodation is in good condition, the congregation area is fully carpeted throughout with suspended ceilings and LED lighting that is the general specification throughout. There is the usual arrangement of WCs that one would anticipate with a reasonably substantial hall.

At first floor level that is approached via a number of integral staircases and a lift; there are a number of bedrooms, some of which have ensuite bathrooms, there are also separate WCs and shower facilities. Associated with the use of the hall presumably is a substantial kitchen, together with an adjacent dining facility.

At second floor level, within the roof space, there is an additional bedroom with ensuite bathroom within both 6 and 8 Evington Street. Both of these bedrooms are accessed via an integral timber staircase.

The property fronts directly onto Evington Street and occupies the entirety of the site.

Accommodation

	Sq M	Sq Ft
Ground Floor	368.08	3,962
First Floor	300.07	3,230
Second Floor	56.95	613
Total	725.10	7,805

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

Planning

The property is currently used as a community centre / place of worship.

Parties interested in alternative uses are advised to speak to the Local Planning Authority, Leicester City Council on 0116 454 1000.

Tenure

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

Price

£800,000

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs.

EPC

As a place of worship, an EPC is not required.

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.

Date Produced: 21-Feb-2024



