



**109 London Road, Leicester, Leicestershire LE2 0PF**

## **Retail / Residential Investment**

- ▶ **GIA: 2,555 sq ft (237.4 sq m)**
- ▶ **Popular high profile location close to Leicester Train Station and University of Leicester**
- ▶ **Fully let producing a current aggregate income of £41,360 per annum**
- ▶ **Purchase price subject to the occupational tenancies - £625,000**

For enquiries and viewings please contact:



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## Location

The subject property is situated approximately 1 mile south of Leicester City Centre, and occupies a prominent frontage position along the A6 London Road, directly adjacent to Victoria Passage and opposite Saxby Street. London Road is a major arterial route leading into the city from the southern side of the county.

Major facilities and landmarks within the nearby vicinity include Victoria Park, the University of Leicester, De Montfort Hall and Leicester Railway Station which is approximately 0.2 miles in distance to the north.

## Description

The property comprises an attractive Victorian three-storey mid-terraced property of solid red brick construction beneath a pitched slate roof with a two-storey extension of similar construction to the rear. Internally, the property has been configured to provide a restaurant on the ground floor which also has the use of a studio flat on the first floor. There are then 4 other self-contained studio flats over the balance of the upper floors, which are accessed via a personal door to the front of the property. To the rear of the building is a tandem parking area for 2 cars.

## Accommodation

	Sq M	Sq Ft
Ground Floor	89.4	962
First Floor	89.5	963
Second Floor	58.5	630
<b>Total</b>	<b>237.4</b>	<b>2,555</b>

From information provided by our client we understand the property provides the above gross internal areas:

## Services

We understand all mains services are connected to the property.

## Tenure

The freehold interest is for sale, subject to the following occupational tenancies:

The ground floor retail premises with associated first floor studio is let to Sannyou Limited by way of a 5 year lease that was granted from 1st October 2020. The current passing rental is £17,000 per annum.

The 4 separate studio flats are let to private individuals by way of Assured Shorthold Tenancy Agreements ranging between 6-24 months. The current passing rents being paid range between £485 pcm - £550 pcm, producing an aggregate rental for this element of £24,360 per annum. The rents being paid are exclusive of all utility bills and council tax.

Copies of the respective tenancy agreements are available upon request from the agents.

## Price

£625,000 for the freehold interest, subject to the occupational tenancies in place.

## VAT

VAT is not applicable to the purchase price.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

Copies of the EPC's are available upon 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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