



98 London Road, Leicester, Leicestershire LE2 0QS

Mixed-Use Investment Opportunity

- ▶ **Approx. GIA 3,152 sq ft (292.8 sq m)**
- ▶ **Popular high profile location close to Leicester Train Station and University of Leicester**
- ▶ **Fully let producing a current aggregate income of £61,140 per annum.**
- ▶ **Purchase price subject to the occupational tenancies - £750,000**

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 slightly setback but prominent position to the north side of London Road between its junctions with Saxby Street and Highfield Street and virtually opposite University Road. London Road (A6) 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 a substantial three storey Victorian terraced building, with gothic embellishments, of brick construction under pitched and slated roofs. To the rear of the main section is a more modern constructed two storey extension and further single storey extension, both being of brick and block construction, again under pitched and, in this instance, mock slated roofs. The extension areas incorporate double glazed windows.

Internally, the accommodation comprises ground and first office units together with rear ground and upper floor residential accommodation. The front ground floor office benefits from a basement storage rear which has lapsed Planning permission to convert into further office accommodation. The rear of the ground floor provides a 3 bed flat with a Shower Room, WC and lounge/kitchen. The first floor provides a one bed flat with a Shower Room, WC and lounge/kitchen. There is also a single office together with WC and kitchen for the office occupiers. The second and third floors provide a 4 bed duplex flat with lounge and kitchen, bathroom and an additional WC. Externally, there is a small paved area to the front which provides 2 off road car parking spaces with a small enclosed courtyard to the rear.

Accommodation

	Sq M	Sq Ft
Commercial		
Ground Floor Office / Basement	76.1	820
First Floor Office	27	291
Residential		
Ground Floor 3 Bed Flat	53.2	573
First Floor 1 Bed Flat	33.4	359
Second & Third Floor 4 Bed Flat	103	1,109
Total	292.8	3,152

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:

Commercial

The ground floor office is let by way of a 9 year term expiring on 4th February 2030. The current passing rent is £7,500 per annum.

The first floor office is let by way of a 6 year term expiring on 16th October 2026. The current passing rent is £6,600 per annum.

Residential

The three flats are let by way of Assured Shorthold Tenancy Agreements for terms of 12 months. The current aggregate passing rental for this element is £47,040 per annum. The rents being paid are exclusive of all utility bills and council tax.

Business Rates

Ground Floor Front Office, Rateable Value - £1,500

First Floor Front Office, Rateable Value - £2,000

Subject to status, future tenants may benefit from 100% rates relief.

Price

£750,000

VAT

VAT is not applicable to the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

EPCs 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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