

**LOT
10**

1 West Street, Leicester LE1 6XL

GUIDE PRICE: £440,000 - £450,000



RESIDENTIAL INVESTMENT

Location:

The property is located in the city centre off Regent Road and on the corner of Princess Road West opposite Leicester Museum and near to both Universities and Leicester Royal Infirmary.

Description:

A large corner 3 storey double fronted end terrace converted to 3 large self contained flats. The flats are well presented and have intercom entry system, electric heating and are separately metered.

Note:

Permit parking available.

Tenure:

Freehold, subject to existing tenancies.

Solicitors:

Bond Adams, Richmond House, 94 London Road, Leicester LE2 0QS
Tel: (0116) 285 8080 ~ Ref: H Waka



FLAT	ACCOMMODATION / SQFT (SQM) APPROX	EPC	AST	RENT £ PAX
1 Ground	lounge, kitchen, bedroom, bath 603 (56)	49,E	12 months from 01.07.2021	6,300
2 First	lounge, kitchen, bedroom, bath 549 (51)	50,E	6 months from 18.09.2018	5,700
3 Second	lounge, kitchen, bedroom, bath 592 (55)	42,E	6months from 26.05.2021	5,940
Outside	Small rear yard			
Current Rental Income				17,940
Estimated Rental Income				23,400

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneer's a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.