

# RETAIL PREMISES FOR SALE/TO LET

135 Narborough Road, Leicester, Leicestershire, LE3 0PB



4,183 Sq Ft (388.6 Sq M)

£590,000 for the Freehold Rent on Application

- ▶ 2 flats above to first floor
- ▶ Return frontage onto Beaconsfield Road
- ▶ Would suit a variety of occupiers (STP)
- ▶ Side gated yard

LOCATION

Narborough Road is a main arterial route into Leicester City centre from the south, connecting with the A563 outer ring road at J21 of the M1/M69 motorway.

The building is in close proximity to Leicester station, being approximate 1.8 miles away and Leicester City centre being 1 mile.

Nearby occupiers include a variety of shops, cafes and restaurants on the high street and the property is within walking distance of the Leicester Royal Infirmary and De Montfort University.

DESCRIPTION

The subject property comprises of a former funeral parlour, with a large open plan retail area with ancillary offices, storage, w.c., and kitchen facility. Drawings are available to show how the unit can be opened up to one retail unit.

To the first floor is two separate flats, one being accessed via the yard to the side. This consists of a 3 bed flat. The second flat is accessed from the rear and comprises of a 2 bed accommodation. Both flats are in need of complete refurbishment and have been stripped to a shell condition. The upper floors could be combined to provide a HMO accommodation.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor Retail	1,902	176.7
First Floor Flat 1	1,014	94.2
First Floor Flat 2	700	65.03
Loft access from flat (potential bedroom)	567	52.67
Basement stores	372	34.56
Total	4,183	388.6

All areas are quoted in accordance with the RICS Code of Measuring Practice

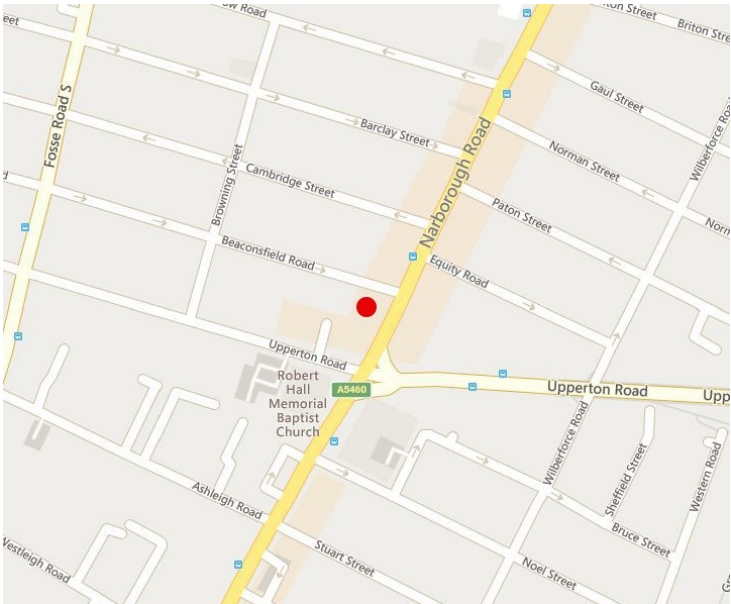
CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £12,250

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

SERVICES

All main services are connected to the building.



PRICE

£590,000 for the Freehold

RENT

Rent on Application

LEASE TERMS

The property will be available on a new lease, subject to a tenant renting the ground floor on an internal repairing and insuring basis, for a term of years to be agreed.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**  
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0116 254 0382



**Will Shattock**  
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**Conditions under which these details are issued**  
These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.