

# RETAIL/OFFICE PREMISES FOR SALE

11 Leicester Road, Anstey, Leicester, Leicestershire, LE7 7AT



792 Sq Ft (73.58 Sq M)

£185,000 for the Freehold

- ▶ Main road location
- ▶ Located close to A46 trunk road
- ▶ Class (retail/office) planning permission
- ▶ 2 storey premises

## LOCATION

The property is located close to the centre of Anstey which lies just off the outer ring road, some 4 miles northwest of the centre of Leicester. Anstey is an outline village to the north of Leicester City Centre.

Anstey offers a variety of local shops and is a thriving village location.

Access to the A46 is half a mile to the south and Bradgate Park is 2 miles to the north.

## DESCRIPTION

The property comprises of a 2 storey converted Victorian premises. The current owner as traded as a dental/ceramics workshop.

The ground floor consists of two individual rooms and a kitchen facility. To the first floor, there is a further three rooms with w.c. provision.

The property would suit a number of uses (stp) and offers access to Anstey town centre.

## CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council  
Rateable Value : £7,700

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

## SERVICES

All mains services are connected to the property.

## EPC

Energy Rating to be confirmed.

## PRICE

£185,000 for the Freehold.

## VAT

It is understood that VAT is not applicable on the sale.

## LEGAL COSTS

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

## ANTI MONEY LAUNDERING

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.



## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**  
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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.