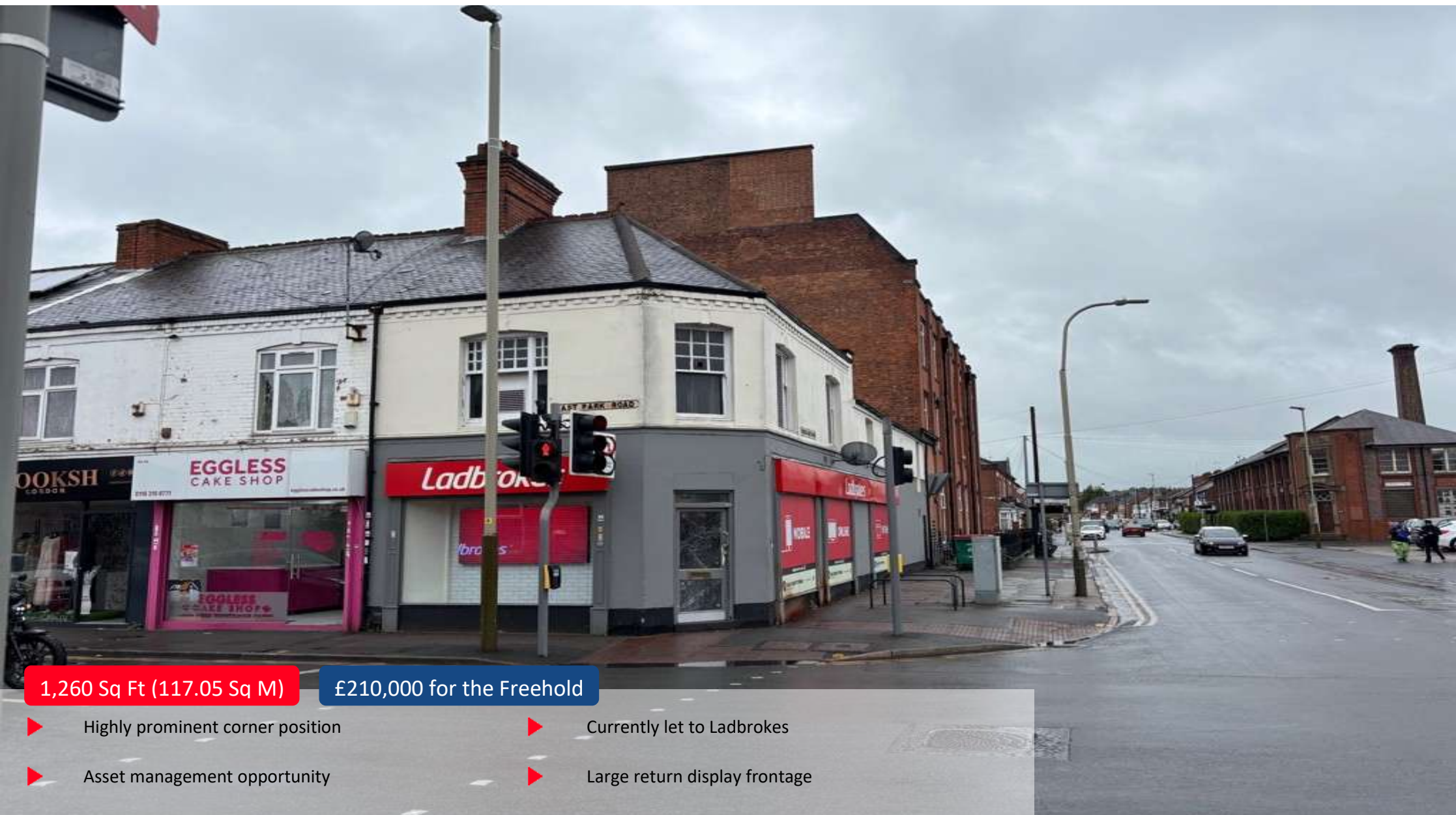


INVESTMENT PREMISES **FOR SALE**

190 Green Lane Road, Leicester, LE5 4PA



1,260 Sq Ft (117.05 Sq M)

£210,000 for the Freehold

- ▶ Highly prominent corner position
- ▶ Currently let to Ladbrokes
- ▶ Asset management opportunity
- ▶ Large return display frontage

LOCATION

The property occupies a prominent corner position on Green Lane Road and East Park Road.

The property is located circa 1.5 miles east of Leicester city centre and offers excellent access to the A47.

The property is surrounded by high density housing with associated retail/manufacturing facilities.

DESCRIPTION

The subject property comprises of a two storey brick built building under a pitched tiled roof, located on the corner of Green lane Road and East Park Road. The property is currently occupied as a bookmakers, with a bookmakers shop on the ground floor with storage on the first floor.

The property benefits from all mains services.

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £8,800

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

EPC

Energy Rating to be confirmed.

PRICE

£210,000 for the Freehold, which reflects a net yield of 3.8%, allowing for Purchaser's costs of 5%.

TENURE

The property is currently let by way of a 5 year lease dated 13 April 2021, at a current passing rent of £8,000 per annum.

LEGAL COSTS

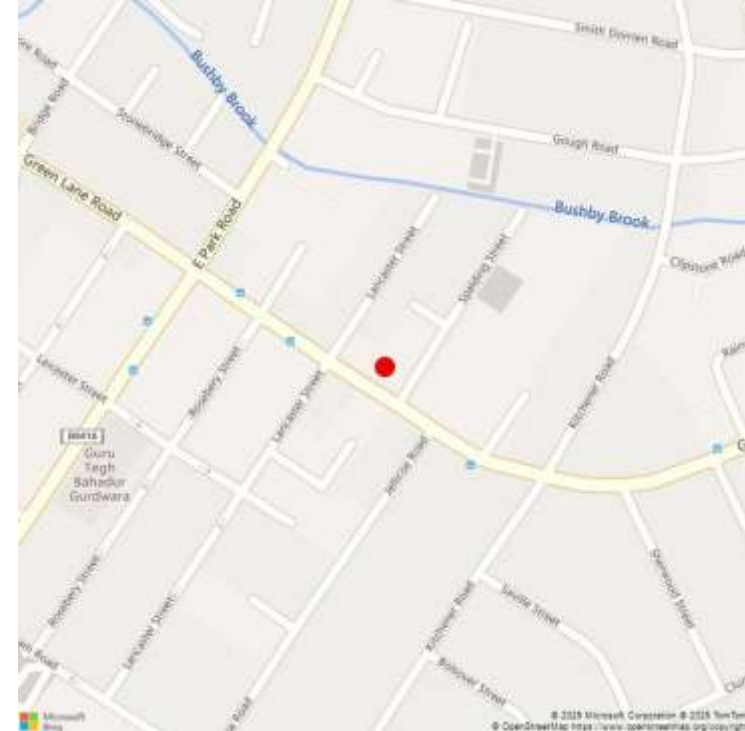
Each party are to be responsible for their own legal costs incurred in this transaction.

POSSESSION

Upon completion of legal formalities.

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
rp@apbleicester.co.uk
0116 254 0382

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.