

INVESTMENT / OFFICE BUILDING. **FOR SALE**

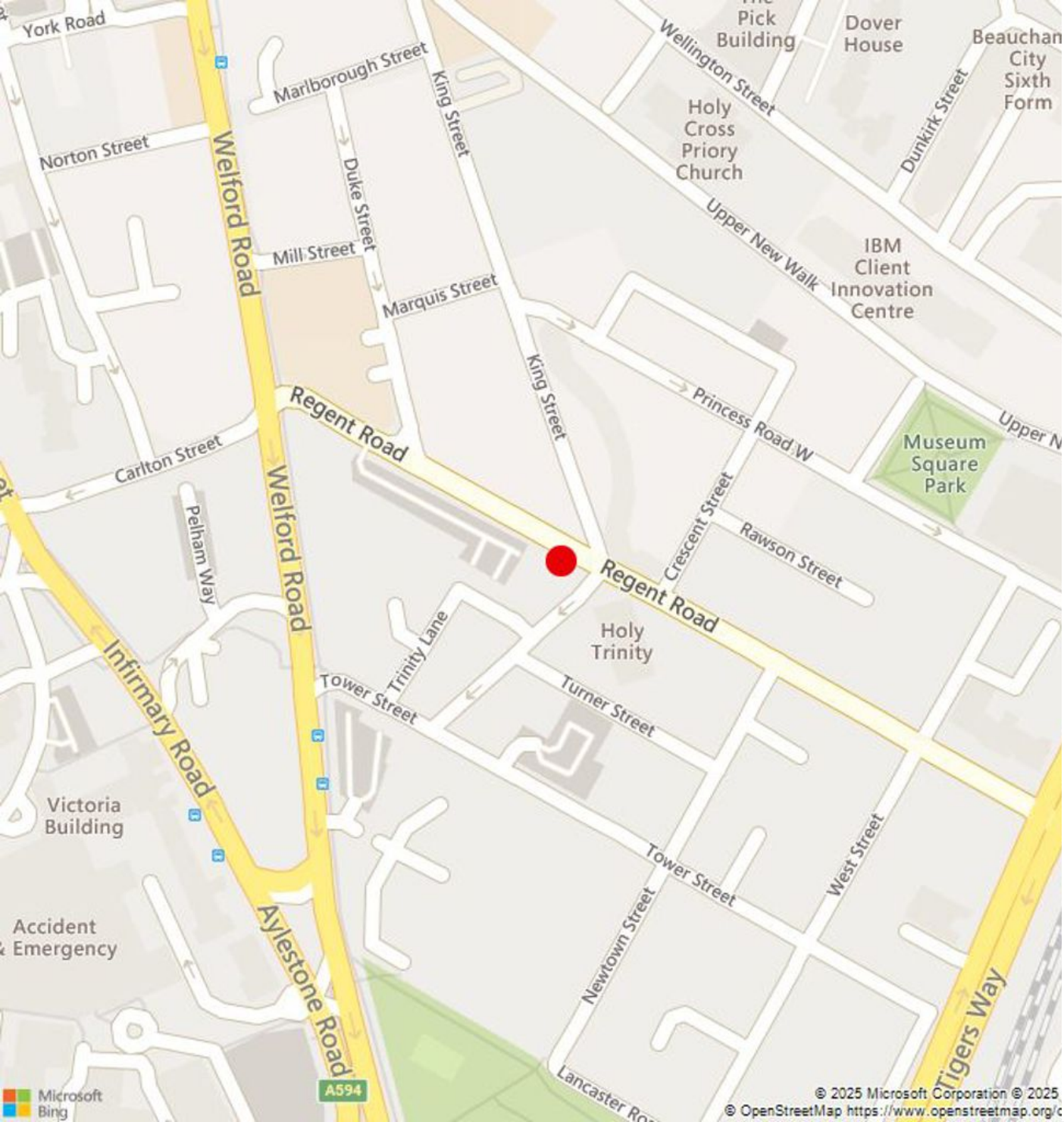
Lancelot House 1-3, Peppercorn House 5, Upper King Street, Leicester, LE1 6XF



5,327 Sq Ft (494.88 Sq M)

£950,000

- ▶ Attractive office premises
- ▶ Income Producing, Current Gross income £70,404p.a.
- ▶ Excellent access to ring road and City Centre
- ▶ Secure car parking



LOCATION

The property occupies a prominent position on the corner of Upper King Street and Regents Road, within Leicester's professional area.

The office offers excellent access into Leicester City Centre and is only approximately 100 metres from the inner ring road (Welford Road).

DESCRIPTION

Lancelot House/Peppercorn House is an impressive period building with well-presented offices at ground and first floor levels

The property is currently let to Brown and Brown as the main occupier in 1-3 Lancelot House and then a number of individual tenancies across the two properties.

The current gross rental income is £70,404 per annum inclusive and copies of the leases and bills can be obtained from the agent alongside a tenancy schedule.

Secure parking is available together with shared visitors spaces.



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ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Lancelot House	3,135	291.24
Peppercorn House	2,192	203.64
Total	5,327	494.88

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £34,400

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

EPC

The property has an Energy Rating of E
The EPC will be valid until 13 December 2028

TENURE

The property is available by way of freehold with tenancies to be confirmed.

PRICE

£950,000

VAT

It is understood that VAT will be applicable on the sale price.

LEGAL COSTS

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

PLANNING

We understand the property has permitted use for office conforming to use Class E Offices of the Town & Country Planning (Use Classes) Order 1987.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@apbleicester.co.uk

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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.