



The Foister Building
124 Charles Street
Leicester
LE1 1LB

- **Unique Development Opportunity**
- **Set in the Heart of the Cultural Quarter**
- **Rooftop Development**
- **To Develop 2 Luxury Penthouses**
- **Prime City Centre Location**
- **Planning Application Number 20042158 (expired)**
- **1615 Sq. Ft Existing Flat Area**
- **300 Sq. Ft Roof Terrace Area**

*****UNIQUE DEVELOPMENT OPPORTUNITY IN THE HEART OF LEICESTER CULTURAL QUARTER - TO DEVELOP 2 LUXURY PENTHOUSES ON TOP OF ONE OF LEICESTER'S MOST HISTORIC CONVERSIONS*****

Located in the highly desirable Cultural Quarter in the heart of Leicester City Centre, within easy walking distance of local Universities, Leicester Royal Infirmary and the mainline railway service with links to London St Pancras in an hour. A broad range of entertainment in the form of the Curve Theatre, De Montfort Hall and Highcross shopping centre and eateries all lie within 1 mile.

This unique opportunity to acquire a truly stunning DEVELOPMENT SITE for TWO Leicester City Centre penthouses totalling 1614sqft plus 300sqft roof terrace.

The proposed Penthouses have accommodation briefly comprises Reception hall, open plan living area, luxury fitted kitchen, 2 double bedrooms with en suite and luxury bathroom.

Planning applications were approved in 2004 application number 20042158 and would require renewing.

Important Information: Kal Sangra ~ Shonki Brothers their clients and any joint agents give notice that:

These particulars are prepared as a general guide for the property and whilst they are believed to be correct their accuracy is not guaranteed. As such all photographs, measurements, floorplans and distances referred to are only provided as a guide and should not be relied upon for the purchase of flooring or any other fixtures or fittings.

Any and all fixtures and fittings listed in these particulars are deemed removable by the vendor. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any applications.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

These particulars do not constitute part or all of an offer or contract.

Whilst we take care in preparing these particulars, it is the buyers responsibility to ensure they have carried out all their investigations of the various aspects of the property and that his/her legal representative confirms as soon as possible all matters relating to title, including the extent and boundaries of the property and other important matters, before exchange of contracts

Any ground rent, service charges and any other lease details (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of

hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the property.

In accordance with the Money Laundering Regulations 2017, the intending purchaser will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the

Council Tax:
Leicester City council

Planning: 20042158 (expired)

Services:

Gas and Electric Mains Services Connected Mains Drainage

Energy Performance Certificate:

Pending

Viewing:

By appointment through the sole selling agents.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com

