

FOR SALE

Market Street Leicester City Centre LE1 6DN



POA

- Commercial/Residential Investment
- A 3 Storey Mixed Use Property
- Located Within a Busy Parade Of Shops On Market Street, Which Benefits From High Footfall
- G/F Retail Unit & Basement: Retail Area 1,361 Sqft (127 sqm) Approx.
- Upper Floors: 3 Fully Occupied Studio Flats
- Current Rental Income: £18,540 PAX
- Estimated Rental Value: £37,540 PAX



Location

This property is situated within a busy parade of shops on Market Street, which is off Millstone Lane and Horsefair Street in Leicester City Centre. The property is in close proximity to Leicester Railway Station, Highcross Shopping Centre, both of Leicester's Universities and benefits from excellent passing trade and high footfall.

Description

A 3-storey character building conveniently located within a busy parade of shops in Leicester City Centre. The ground floor comprises; retail area of approximately 1,361 sqft (127 sqm) with a kitchen and shower room to the rear, and a basement with ample storage which can also be used as an additional retail area. The retail unit will be sold with vacant possession. The upper floors comprise 3 fully let studio flats with separate access via Pocklington's Walk.

Accommodation

All measurements are approximate:

See table below.

Flat/Floor	Accommodation SQFT (SQM)	EPC	AST	Rent £ PAX
Ground Floor				
Retail Unit	Sales area, store, kitchen, shower room with WC, basement. 1,361 (127)	32, B	Vacant	ERV 19,000
Upper Floors				
Flat 1	Studio flat with ensuite shower room 182 (17)	80, C	6 months from 08.07.2024	4,740
Flat 2	Entrance hall, lounge/bedroom, kitchen, shower room 355 (33)	77, C	6 months from 01.06.2023	6,600
Flat 3	Studio flat with ensuite shower room 473 (44)	70, C	6 months from 08.06.2024	7,200
Current Rental Income				18,540
Estimated Rental Value				37,540

Current Rental Income

£18,540 per annum exclusive.

Estimated Rental Value

£37,540 per annum exclusive.

Tenure

Freehold, subject to existing tenancies.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

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Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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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.

Health & Safety: 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.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

