

FACTORY PREMISES FOR SALE

41 St. Matthews Way, Leicester, Leicestershire, LE1 2BU

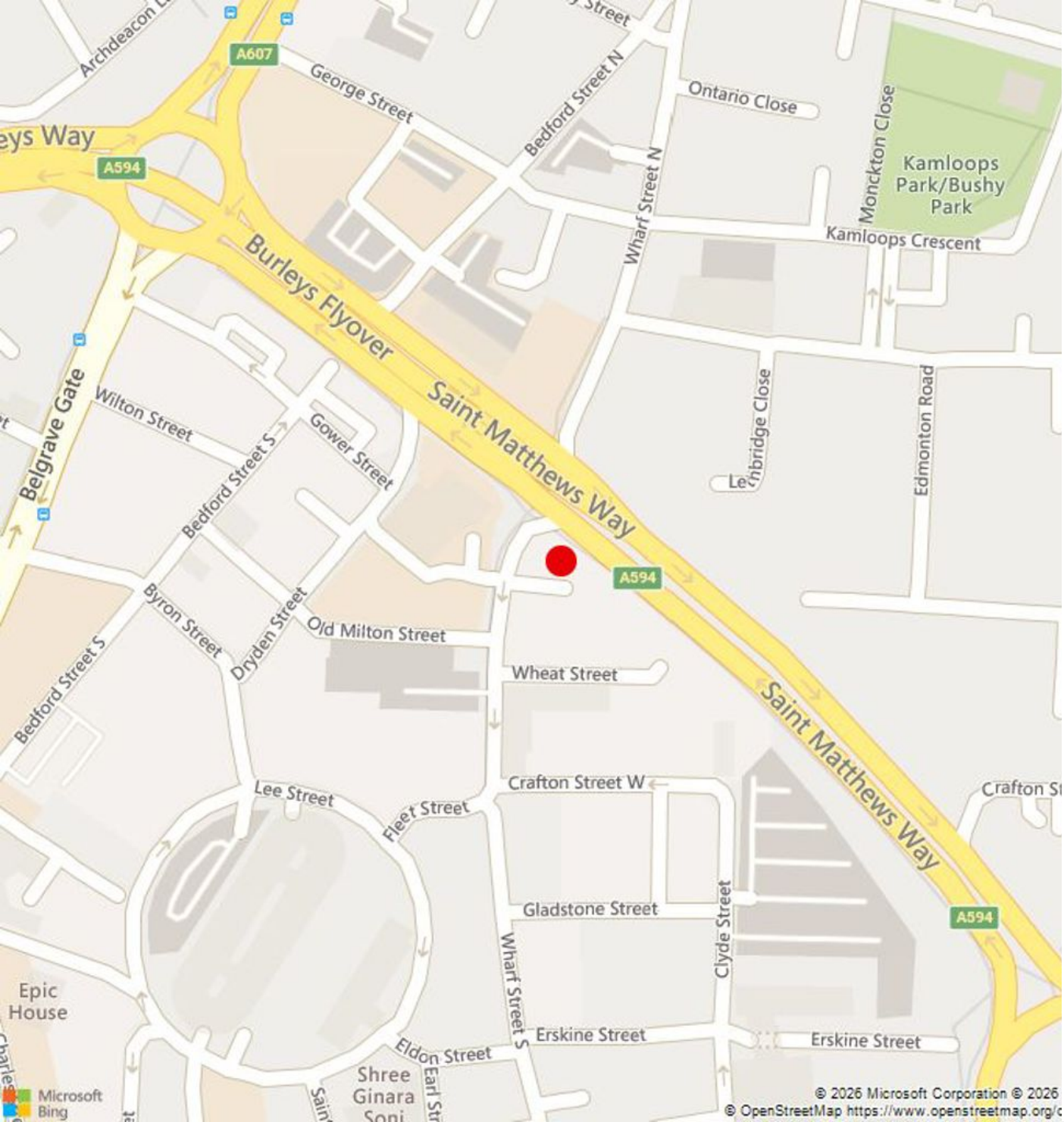


18,183 Sq Ft (1,689.2 Sq M)

£1,200,000 with Vacant Possession

- ▶ Rare city centre freehold.
- ▶ Floors separately metered.
- ▶ Goods Lift.
- ▶ 3 phase power/ all mains services.





LOCATION

The property is situated in a prominent position fronting St Matthews Way which forms part of Leicester's Inner Ring Road. The City Centre and Highcross Shopping Centre are only a short walking distance.

There is convenient access to Junction 21 of the M1 (10 minutes' drive) and the property is opposite Leicester City Bus Terminal and within easy walk of the Midland Mainline Railway Station.

DESCRIPTION

The accommodation forms part of a modern and imposing five storey factory building. The property benefits from a goods loading access off Wharf Street South and has a highly prominent road frontage to the inner ring road. The accommodation is over 5 floors benefiting from goods lift to all floors. The property is currently sub metered on all floors which would be ideal for subletting. The property benefits from all mains services and 3 phase power.



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ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	5,513	512.16
First Floor	4,832	448.89
Second Floor	4,832	448.89
Third Floor	1,503	139.63
Fourth Floor	1,503	139.63
Total	18,183	1,689.2

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £27,725

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.
There is a gas central heating system providing radiators throughout.

EPC

Energy Rating to be confirmed.

PRICE

£1,200,000 with Vacant Possession.

VAT

VAT will be payable at the prevailing rate.

LEGAL COSTS

Each party to pay their own legal costs in relation to this transaction.

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.