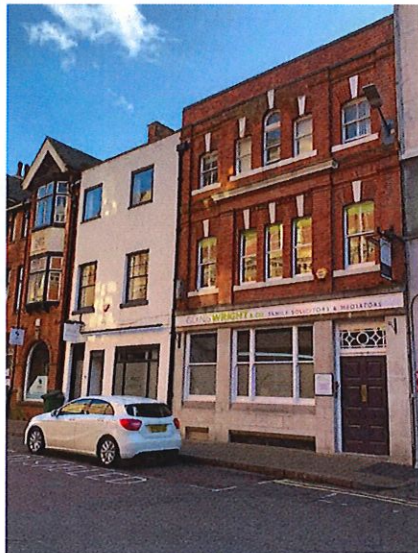


# FOR SALE

## CITY CENTRE FREEHOLD

5 BOWLING GREEN STREET  
LEICESTER  
LE1 6AS



- Attractive and prominent city centre commercial building
- Currently in use as offices
- Potential for residential conversion of part, subject to planning
- 251 sqm (2,702 sqft) Net Internal Area
- Offers are invited in the region of £350,000 for the freehold interest with vacant possession



### Chartered Surveyors, Valuers and Commercial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract; (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatever in relation to this property.

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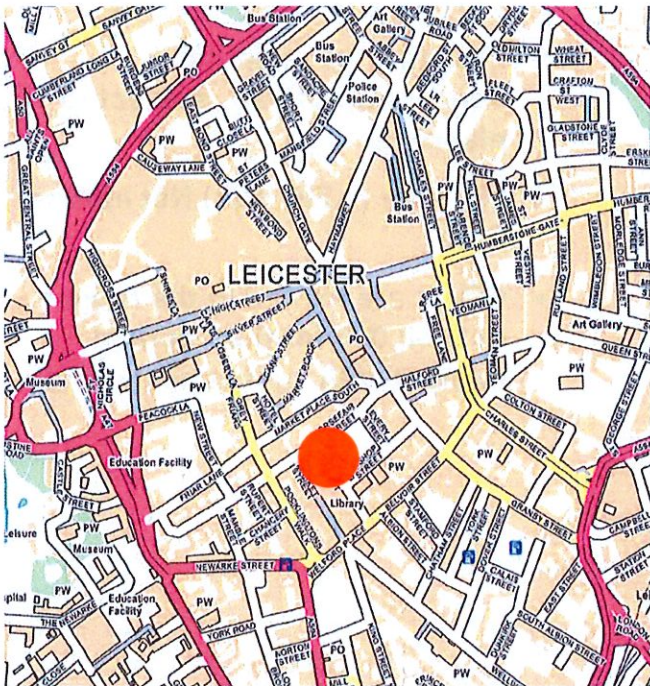
**E** [info@sturgis-snowandastill.co.uk](mailto:info@sturgis-snowandastill.co.uk)

**W** [www.sturgis-snowandastill.co.uk](http://www.sturgis-snowandastill.co.uk)

## Location

The Property stands on the south-west side of Bowling Green Street just to the south-east of its junction with Horsefair Street and within 60m to the west of Town Hall Square. Bowling Green Street runs parallel with Market Street immediately to the south-west.

Leicester railway station, from where fast and frequent train services run to London St Pancras International to the south and Nottingham/Sheffield to the north, is within 625m to the south-east, while the entrance to Highcross Shopping Centre is about 320m to the north. The Magistrates Court and Crown Court are about 115m and 550m to the south-west and south-east respectively.



## Description

The Property comprises a substantial terraced building constructed of solid brick walls with a central light-well and a small enclosed rear yard. The accommodation benefits from full gas fired central heating via a modern boiler located in the basement and is arranged on basement, ground, first and second floors offering the following:

### Ground Floor

**Entrance lobby** with stairs to upper floors and basement.

<b>Main office</b>	40.59 sqm	(437 sqft)
<b>Middle office</b>	9.06 sqm	(98 sqft)

#### Door to:

<b>Walk-in safe</b>	5.33 sqm	(57 sqft)
<b>Meeting room</b>	22.36 sqm	(241 sqft)
<b>Rear office</b>	11.44 sqm	(123 sqft)
<b>Kitchen</b>	2.88 sqm	(31 sqft)
<b>Toilet</b>		

### First Floor

<b>Office 1 (front)</b>	15.60 sqm	(168 sqft)
<b>Office 2</b>	18.25 sqm	(196 sqft)
<b>Office 3</b>	17.18 sqm	(185 sqft)
<b>Office 4 (rear)</b>	17.41 sqm	(187 sqft)
<b>Toilet</b>		
<b>Toilet</b>		

### Second Floor

<b>Office 1 (front)</b>	6.48 sqm	(70 sqft)
<b>Office 2 (front)</b>	8.69 sqm	(94 sqft)
<b>Office 3 (front)</b>	5.83 sqm	(63 sqft)
<b>Office 4 (rear)</b>	14.82 sqm	(160 sqft) with access to rear fire escape
<b>Toilet</b>		

### Basement

Arranged in three chambers extending to approximately 55.05 sqm (593 sqft)

### Summary of Floor Areas

<b>Ground Floor</b>	91.66 sqm	(987 sqft)
<b>First Floor</b>	68.44 sqm	(737 sqft)
<b>Second Floor</b>	35.82 sqm	(386 sqft)
<b>Basement</b>	55.05 sqm	(593 sqft)
<b>Total</b>	<b>250.97 sqm</b>	<b>(2,702 sqft)</b>

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## Price

Offers are invited in the region of £350,000 for the freehold interest with vacant possession.

## Rates

The Property has three entries in the Valuation Office Agency's Rating List as follows:

Ground floor offices and premises	£8,600
First floor offices and premises	£4,950
Second floor offices and premises	£2,125

## Planning

The Property benefits from planning consent for offices within Class B1(a) of the Town & Country Planning (Use Classes) Order, 1987.

Subject to planning the Property lends itself to other uses, including A2 and potential residential conversion to the upper floors.

## Services

The Property is connected to all mains services, although these have not been tested.

## VAT

VAT will not apply to the purchase price.

## Possession

Vacant possession will be given upon satisfactory completion.

## Legal Costs

Each party to bear its own costs.

## Viewing

Strictly by arrangement:

Sturgis Snow and Astill LLP  
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Leicester  
LE1 7EA

T 0116 2555999

email: [info@sturgis-snowandastill.co.uk](mailto:info@sturgis-snowandastill.co.uk)

Subject to contract

Reference: DGS

## Energy Performance Certificate

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification, i.e. passport, driving licence, etc., and also for proof of current address, i.e. recent utility bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**85** This is how energy efficient the building is.

## Health and 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 the premises.

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## Property Misdescriptions Act

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following

All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. 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 test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.

