

TO LET

CITY CENTRE PERIOD OFFICES

**71 & 73 King Street
Leicester
LE1 6RP**



- **Approx. 224.8 sqm (2,420 sqft) NIA**
- **Newly refurbished throughout**
- **On-site car parking to the rear**
- **Attractive city centre location in Grade II Listed Building**
- **Crown Court and Magistrates Court within 260m and 385m respectively**
- **£18,000 per annum exclusive**
- **May sell (long leasehold)**



The agents hereby 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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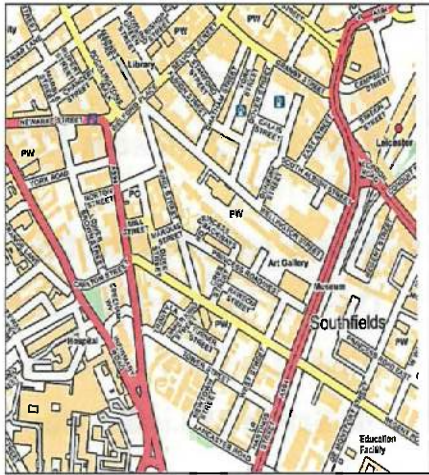
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Location

The Property stands on the east side of King Street facing The Crescent some 385m to the south-east of the Magistrates Court and 260m to the west of the Crown Court. Leicester railway station is about 450m to the north-east.

Access to the rear car parking is taken off Regent Road just to the south.



Description

The Property comprises part of a Grade II Listed terrace and is arranged on the ground, first and second floors, together with basement storage. It benefits from gas-fired central heating and has been refurbished to a good standard with new floor coverings comprising carpeting throughout the offices and non-slip flooring in the toilets and kitchen areas.

More particularly, the accommodation, which benefits from 5 car parking spaces (some in tandem), is arranged as follows:

Ground floor

Front office 1	16.05 sqm	(173 sqft)
Front office 2	12.67 sqm	(136 sqft)
Rear office 1	13.47 sqm	(145 sqft)
Rear office 2	12.80 sqm	(138 sqft)

Kitchen with newly fitted units 8.79 sqm (95 sqft)

Toilet

First floor

Front office 1	21.06 sqm	(227 sqft)
Front office 2	16.94 sqm	(18.2 sqft)
Rear office 1	13.64 sqm	(147 sqft)
Rear office 2	10.22 sqm	(110 sqft)
Rear office 3	9.41 sqm	(101 sqft)
Kitchenette with newly fitted units	3.55 sqm	(38 sqft)

Toilets

Second floor

Office 1	26.38 sqm	(284 sqft)
Office 2	19.29 sqm	(208 sqft)

Cellar

Chamber 1	16.16 sqm	(174 sqft)
Chamber 2	9.37 sqm	(101 sqft)
Chamber 3	12.89 sqm	(139 sqft)
Chamber 4	2.15 sqm	(23 sqm)

Summary of floor areas

Ground floor	63.78 sqm	(687 sqft)
First floor	74.82 sqm	(805 sqft)
Second floor	45.67 sqm	(492 sqft)
Cellar	<u>40.57 sqm</u>	<u>(437 sqft)</u>
	224.84 sqm	(2,421 sqft)

Tenure

The Property is available to let on a fully repairing and insuring lease for a term of years to be agreed.

Planning

We understand that the Property benefits from planning consent for use as offices falling within Class B1(a) of the Town & Country Planning (Use Classes) Order, 1987.

Rates

The Property is entered in the Valuation List as offices and premises with a Rateable Value of £16,750.

Services

The Property is believed to be connected to all mains services, although please note that these have not been tested.

Rent

£18,000 per annum exclusive.

Legal Costs

Each party to bear its own legal costs incurred in this transaction.

Viewing

Strictly by arrangement with:

Sturgis Snow and Astill
98 New Walk
Leicester
LE1 7EA

Tel: (0116) 2555999

Fax: (0116) 2542445

e-mail: info@sturgis-snowandastill.co.uk

SUBJECT TO CONTRACT

Reference: DGS

Money Laundering

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.

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.

Property Misdemeanors 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.

