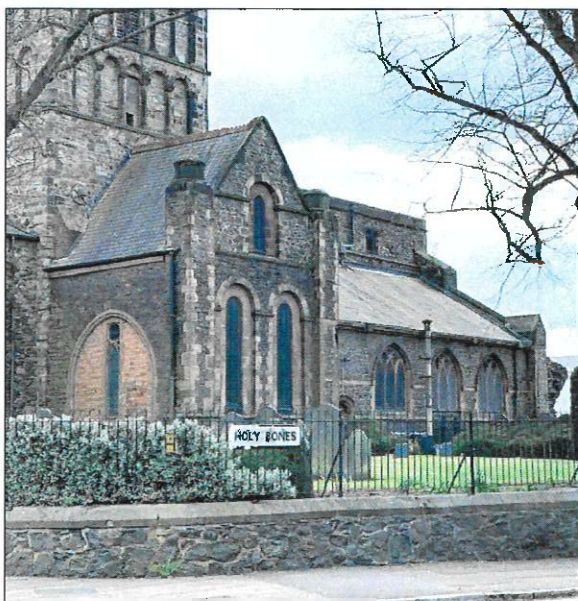
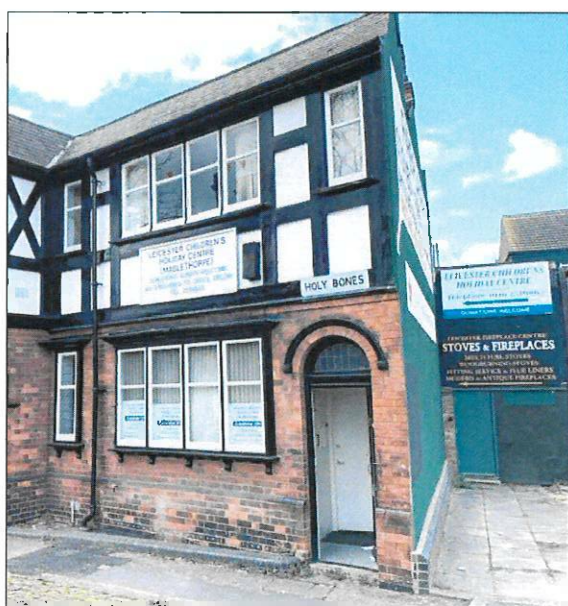


TO LET

SMALL SELF-CONTAINED OFFICE PREMISES

1 Holy Bones
Leicester
LE1 4LJ



- **Compact office premises on the edge of the medieval core of Leicester between Vaughan Way and Bath Lane**
- **Sandwiched between the city Centre and Waterside Regeneration area close to major new residential, hotel and office developments**
- **Net Internal Area approx. 55.55 sqm (598 sqft)**
- **N.B. there is an opportunity to include the neighbouring Shaftesbury Hall, being 3 Holy Bones, in a new letting.**

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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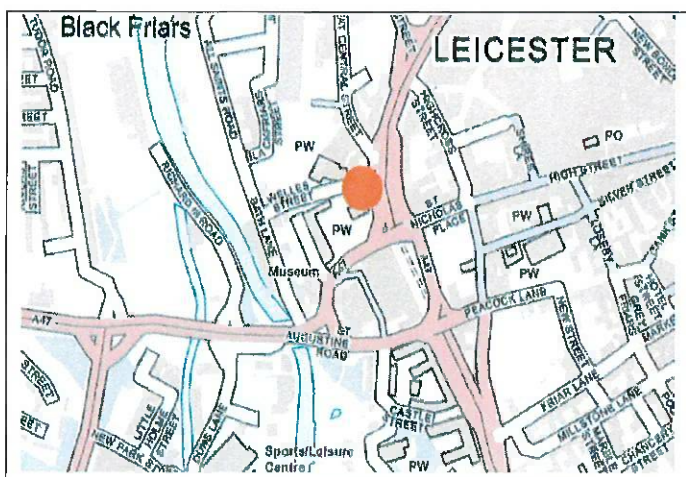
E info@sturgis-snowandastill.co.uk

W www.sturgis-snowandastill.co.uk

Location

The premises stand on the north side of Holy Bones immediately to the west of its junction with Vaughan Way, being part of Leicester's inner ring road. Highcross Shopping Centre is within 200m to the north-east, with the River Soar being about 185m to the west, along the banks of which major new residential development is taking place.

Immediately on the opposite side of Holy Bones is St Nicholas Church, which itself is adjacent to the Jewry Wall Museum just to the north of Leicester Castle Motte, being the core of medieval Leicester and surrounded by Castle Gardens, the Great Hall of the Castle and St Mary de Castro Church.



Description

1 Holy Bones is attached to Shaftesbury Hall (being 3 Holy Bones) and comprises a small office building on ground and first floors with an entrance off Holy Bones. It benefits from gas fired central heating but otherwise requires modernisation to create a bijou office.

More particularly it is arranged as follows:

Ground Floor

Front office	13.98 sqm	(150 sqft)
Rear office	12.92 sqm	(139 sqft)

First Floor

Front office	14.74 sqm	(159 sqft)
Rear office	11.07 sqm	(119 sqft)
Utility area	2.84 sqm	(31 sqft)
Toilet		

Summary

Ground floor	26.90 sqm	(290 sqft)
First floor	28.65 sqm	(308 sqft)

Tenure

The premises are offered to let on an effectively fully repairing and insuring lease for a term of years to be agreed.

Rent

Offers invited in the region of **£7,500** per annum exclusive.

Rates

The premises are included in the Valuation Office Agency's Rating List as offices and premises with a Rateable Value of £3,550.

Services

The premises are connected to all mains services, although these have not been tested.

Planning

The premises fall into the new Class E of the Town & Country Planning (Use Classes) Order, 1987 (as amended). i.e. commercial, business and service.

VAT

VAT will **not** be added to the rent

Legal Costs

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

Energy Performance Certificate

To be supplied

Viewing

Strictly by arrangement with:

Sturgis Snow and Astill
98 New Walk
Leicester
LE1 7EA

T 0116 2555999
Email: 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 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.