

TO LET

CENTRALLY LOCATED FIRST FLOOR STUDIO/WORKSHOP

**12 BROUGHAM STREET
LEICESTER
LE1 2BA**



- **First floor accommodation suitable as workshop/studio**
- **Fully self-contained**
- **Approx. 225 sqm (2,429 sqft) including mezzanine floor**
- **Electric heating**
- **£7,500 per annum**

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 whatsoever in relation to this property.

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LOCATION

The property is situated on Brougham Street which runs parallel to St Matthews Way/Humberstone Road. This is a busy arterial route giving access into the city centre and also very close to St Georges Retail Park.



DESCRIPTION

The property comprises an old school building constructed in the late 19th Century, of brick and stone construction with a double pitched roof. The property is a self-contained first floor unit.

It is arranged as follows:

Ground floor

Personnel door with access to staircase to first floor.

First floor

Landing with access to open plan office area.

Separate toilet and wash basin facilities.

Front workshop/studio 1 - steps to mezzanine area with small storage area.

Front workshop/studio 2 - steps to mezzanine area.

Double doors from the workshop and single door from landing to 20m (65ft) main workshop/studio. Fire escape.

NIA approx. 225 sqm (2,429 sqft).



TENURE

Leasehold.

LEASE TERMS

A new lease is to be offered on fully repairing and insuring terms for a minimum of three years and with rent reviews at three yearly intervals.

RENT

£7,500 per annum.

RATES

The property is entered in the Valuation List as a Workshop with a Rateable Value of £4,400.

SERVICES

The property is connected to all mains services, except gas, although please note that these have not been tested.

POSSESSION

Vacant possession will be given upon satisfactory completion of all legal documentation.

LEGAL COSTS

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

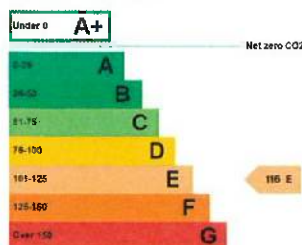
STAMP DUTY LAND TAX

Potential purchasers/tenants are advised to seek advice in respect of liability for stamp duty land tax in respect of this transaction.

ENERGY PERFORMANCE CERTIFICATE

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

VIEWING

Strictly by arrangement with Sturgis Snow and Astill LLP.

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DGS.

SUBJECT TO CONTRACT

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 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.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.