

# FOR SALE

## CENTRALLY LOCATED INDUSTRIAL UNIT INCORPORATING FIRST FLOOR OFFICES/TRAINING ROOMS

**45 BRADGATE STREET  
LEICESTER  
LE4 0AW**



- **GIA approximately 730 sqm (7,858 sqft).**
- **Loading doors on two elevations.**
- **On-site parking.**
- **Offers invited over £650,000 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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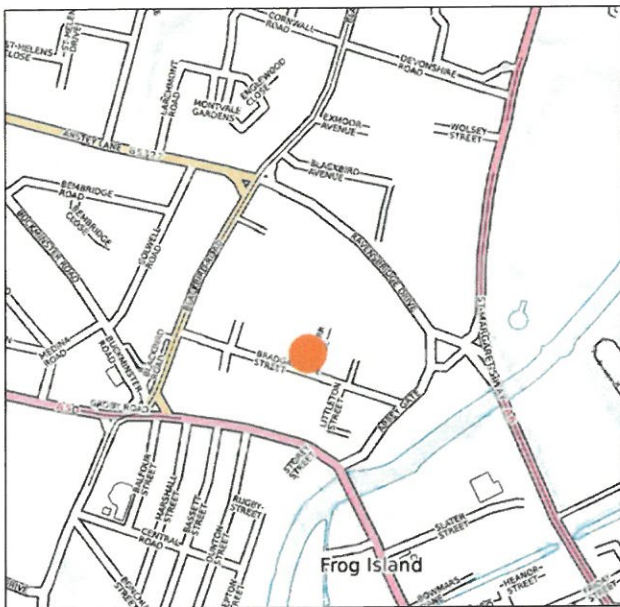
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## **LOCATION**

The property is situated on the north side of Bradgate Street on the corner of, and with return frontage to, Glenbarr Avenue. It is just to the south-east of Blackbird Road, which provides easy access to the A50 leading to the M1 northbound approximately 7 miles away and 3 miles to the southbound junction 21a.



## **DESCRIPTION**

The property comprises a purpose-built factory building constructed about fifty years ago of solid brick walls with solid ground and first floors.

The accommodation is arranged on ground and first floors with two internal staircases linking the two and an additional external metal fire escape from the first floor.

The ground floor offers a reception and front offices with male and female toilets leading through to the workshop area. The first floor offers additional male and female toilets and largely open plan offices (although these are currently presented with internal demountable partitioning).

## **Gross Internal Floor Area**

Ground Floor	-	391 sqm (4,209 sqft)
First Floor	-	339 sqm (3,649 sqft)
Total:		730 sqm (7,858 sqft)



## **TENURE**

Freehold with vacant possession.

## **RATES**

The property has two entries in the Valuation Office Agency's Rating List:

Ground Floor	-	Rateable Value	£17,750
First Floor	-	Rateable Value	£13,750

## **ENERGY PERFORMANCE CERTIFICATE**

The property has two assessments:

Ground Floor	-	EPC rating of C valid until September 2033
First Floor	-	EPC rating of C valid until September 2033



### SERVICES

We understand that all mains services are connected, although these have not been tested.



### PRICE

Offers are invited over **£650,000** for the freehold interest with vacant possession, subject to contract.

### VAT

VAT will **not** be payable on the sale price.

### POSSESSION

Vacant possession will be given upon completion.

### LEGAL COSTS

Each party to bear its own costs.

### 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.

### VIEWING

Strictly by arrangement with Sturgis Snow and Astill LLP.

**Sturgis Snow and Astill LLP**  
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**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.