

FOR SALE

CITY CENTRE PERIOD OFFICE BUILDING

**57 REGENT ROAD
LEICESTER
LE1 6YF**



- **NIA approx. 178.8 sqm (1,925 sqft).**
- **Cat. 5 cabling throughout.**
- **5 no. car parking spaces (off-site).**
- **Potential residential conversion, subject to planning.**
- **Offers are invited in the region of £390,000 for the freehold interest with vacant possession, subject to contract.**



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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Location

The property stands on the south-west side of Regent Road midway between its junctions with Upper King Street to the north-west and Newtown Street to the south-east within 450m to the south-west of the railway station and within close vicinity to both the Crown and Magistrates Courts.



Description

The property comprises a mid-terrace, bay fronted (at ground and first floor levels) building on basement, ground, first and second floors and incorporating a more modern single storey rear extension.

It benefits from fully maintained emergency lighting and fire and security alarms, as well as Cat.5 cabling for IT.

More particularly, the accommodation is arranged as follows:

Ground floor

Front office	20.9 sqm	(225 sqft)
Rear office	71.8 sqm	(773 sqft)
2 no. toilets		

First floor

Front office	27.7 sqm	(298 sqft)
Rear office 1	7.4 sqm	(80 sqft)
Rear office 2	10.4 sqm	(112 sqft)
1 no. toilet		

Second floor

Front office	26.2 sqm	(282 sqft)
Rear office	10.7 sqm	(115 sqft)
Kitchen	3.7 sqm	(40 sqft)
3 no. toilets		

Basement

53.0 sqm (570 sqft)

Total Net Internal Floor Area (excluding the basement) approx. 178.8 sqm (1,925 sqft).

To the rear is a small courtyard with double timber gates opening onto a rear passage leading to Newtown Street.

Car parking comprises 2 no. spaces on Newtown Street and 3 no. spaces on West Street.

NB. If the property is sold as offices, these spaces will be included; if it is sold for residential conversion then these spaces will be excluded (although they may be made available by separate negotiation).



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Rates

The property is entered in the VOA's Rating List as Offices and Premises with a Rateable Value of £13,750.

Services

The property benefits from gas-fired central heating and is connected to all mains services, although these have not been tested.

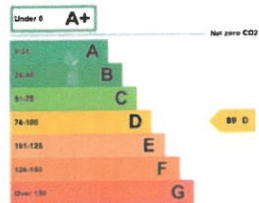
Tenure

The property is offered freehold with the benefit of vacant possession.

Energy Performance Certificate

Energy rating and score

This property's energy rating is D.



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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

32 B

If typical of the existing stock

92 D

Price

Offers are invited in the region of **£390,000** for the freehold interest with vacant possession, subject to contract.

Legal Costs

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

Stamp Duty Land Tax

Potential purchasers 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.

Sturgis Snow and Astill LLP

**98 New Walk
Leicester
LE1 7EA**

Tel: (0116) 2555999

SUBJECT TO CONTRACT

Reference: 6095

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.

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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.