

FOR SALE

**GRADE II LISTED OFFICES
NEW WALK, LEICESTER**

**98 New Walk
Leicester
LE1 7EA**



- **Grade II Listed 3 storey period office building plus lower ground floor, all boasting many original features.**
- **Approx. 207.8 sqm (2,236 sqft) NIA.**
- **Secure car park to the rear providing space for 4/5 cars.**
- **Overlooking De Montfort Square.**
- **5 minutes walk from the railway station.**
- **Offers are invited over £445,000 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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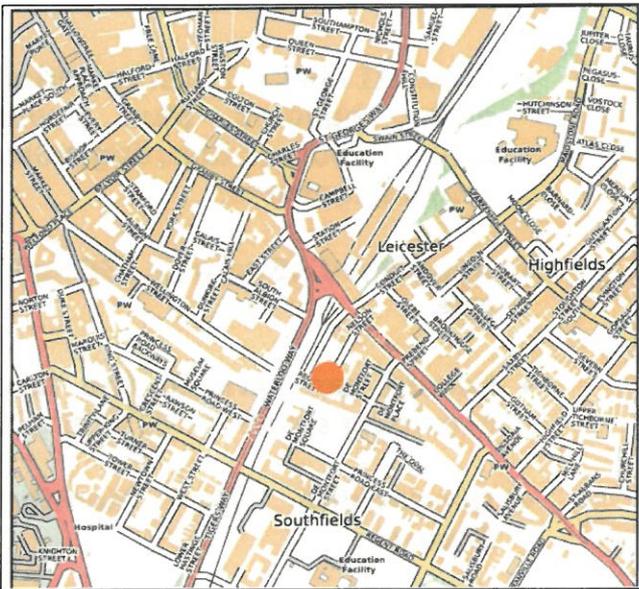
E info@sturgis-snowandastill.co.uk

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Location

98 New Walk stands on the north side of New Walk facing onto De Montfort Square with rear access to the car park off Nelson Street.

The entrance to Leicester's railway station is within 350m, while the city centre, marked by the Clock Tower, is about half a mile to the north-west.



Description

This Grade II Listed building offers offices on ground, first and second floors with extensive storage at lower ground level. Its main entrance is on New Walk with a rear entrance from the car park accessed off Nelson Street.

Ground Floor

Front office	22.9 sqm (246 sqft)
Rear office 1	20.6 sqm (222 sqft)
Rear office 2	<u>13.3 sqm (143 sqft)</u>
	56.8 sqm (611 sqft)

First Floor:

Front office/boardroom	22.9 sqm (246 sqft)
Rear office	20.6 sqm (222 sqft)
Utility room	<u>4.4 sqm (47 sqft)</u>
	47.9 sqm (515 sqft)

Male and female toilets.

Second Floor:

Front office	19.7 sqm (212 sqft)
Rear office	20.0 sqm (215 sqft)
Kitchen	<u>13.1 sqm (141 sqft)</u>
	52.8 sqm (568 sqft)

Lower Ground: 50.3 sqm (541 sqft)

Rear door leading directly to the enclosed car park.

All benefitting from gas-fired central heating.

Total net internal floor area: 207.8 sqm (2,236 sqft)

Externally:

The front of the property is set back from New Walk behind a paved forecourt. To the rear is an enclosed, gated car park with access from Nelson Street, providing space for 4/5 cars.





Tenure

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

Services

The property benefits from gas fired central heating and is connected to all mains services.

Rates

There are two assessments for the property:

Ground Floor

Rateable Value £9,000 from 01 April 2026.

First and Second Floors

Rateable Value £9,800 from 01 April 2026.

Price

Offers are invited over £445,000 for the freehold interest with vacant possession, subject to contract.



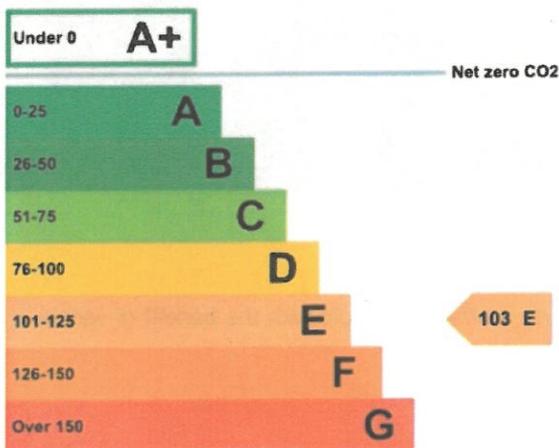
Legal Costs

Each party to bear its own costs in the transaction.

Stamp Duty Land Tax

Each potential purchaser is advised to seek advice in respect of liability for stamp duty land tax.

Energy Performance Certificate



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

Valid until 23 February 2031.

Viewing

Strictly by arrangement with Sturgis Snow and Astill.

Sturgis Snow and Astill LLP
98 New Walk
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LE1 7EA

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Reference: DGS

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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.

