

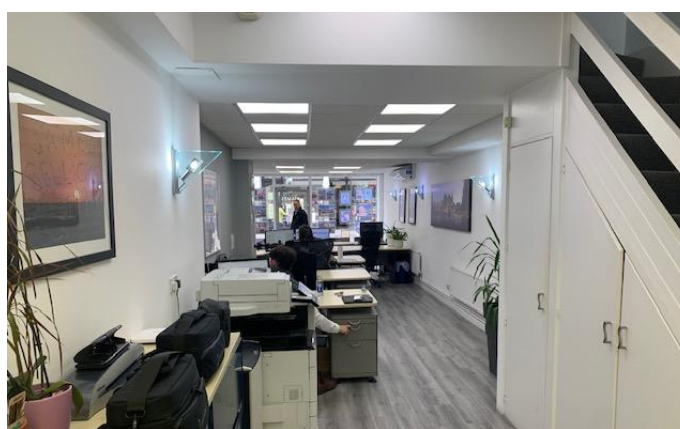
FOR SALE

CITY CENTRE RETAIL/ OFFICE ACCOMMODATION

**56 Granby Street
Leicester
LE1 1DH**



- **City centre location opposite the Grand Hotel.**
- **Vacant possession in March 2027.**
- **Total NIA approximately 146.2 sqm (1,574 sqft).**
- **Offers invited in the region of £315,000 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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Location

The property is located on the north-east side of Granby Street opposite the Grand Hotel and about 350m to the north-west of the railway station, with the Clock Tower being a similar distance to the north-west.

Granby Street is the main pedestrian route linking the railway station with the city centre and hosts a mix of uses including retail, restaurants, banks, hot food takeaways, pubs, and a gym.



Description

The property is a mid-terraced period building with a frontage to Granby Street of approximately 5m (16ft 3in) and a maximum depth of approximately 15.6m (51ft). It benefits from gas-fired central heating and most of the accommodation is also air-conditioned.

It is arranged as follows:

Ground Floor

Currently fitted out to a high standard as an estate agent's office/showroom with kitchen and male and female toilets, extending to a net internal area of approximately 57.8 sqm (622 sqft).

First Floor

Front office	28.3 sqm (305 sqft)
Middle office	12.8 sqm (138 sqft)
Rear office	6.3 sqm (68 sqft)

Second Floor

Front office	27.7 sqm (298 sqft)
Rear office	13.3 sqm (143 sqft)

**Total net Internal Area – approximately
146.2 sqm (1,574 sqft)**

Tenure

Freehold with vacant possession (the property is currently occupied, but the tenant is relocating and will give vacant possession in March 2027).

Price

Offers invited in the region of £315,000.

Rates

Rateable Value £13,500, effective from 01 April 2026.

Services

We understand that the property is connected to all mains services, although please note that these have not been tested.

Planning

The property benefits from planning consent for use within Class E of the Town and Country Planning (Use Classes) Order, as amended.

Energy Performance Certificate

The property benefits from an EPC rating of C, valid until June 2029.

Legal Costs

Each party is to bear its own legal costs.

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Viewing

Strictly by arrangement with Sturgis Snow and Astill LLP.

Subject to contract

Reference: 5643



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.

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