



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



FOR SALE

£495,000 Guide price

43 SPENCER STREET
LEICESTER | LE2 4DQ

- Industrial premises measuring 8,314 sq.ft (772sq.m)
- Redevelopment Potential for Residential or Commercial Uses

LOCATION

The premises are located at the junction of Spencer Street and Pelham Street, Oadby having good access to the major road networks

The area is mixed-use industrial and residential with local shops and a good bus route within walking distance.

DESCRIPTION

The property is a single-storey factory premises with two storey office element. The property is of brick construction with northern-light roof which covers the production space with further flat and pitched roofs covering the office section. The internal accommodation provides manufacturing and storage space with ancillary offices, stores, male and female WCs.

There is loading access from Spencer Street and further personnel access from Pelham Street. The property benefits from, gas and electricity including three-phase power supply, fluorescent tube lighting, gas warm-air blowers and a gas central heating system (not currently operational) within the office areas.

ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

The GIA is 8,314 sq ft (772.39 sq m).

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value (RV) of £6,200. However this RV reflects a smaller area than is being sold . Therefore, the RV is likely to be higher. Interested parties are advised to speak with Oadby and Wigston Borough Council's Business Rates Department further information.

EPC

The Property has an EPC of E. A Copy of the certificate is available upon request.

VAT

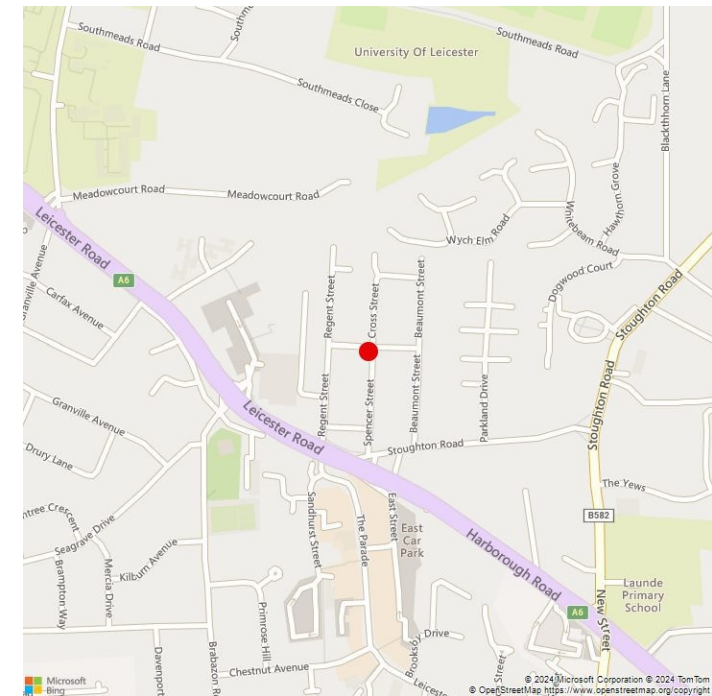
The Property is not opted to tax and therefore VAT will not be applicable to the purchase price.

LEGAL COSTS

Each Party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





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