



FOR SALE
Offers in excess of £75,000

75 LOTHAIR ROAD
LEICESTER
LE2 7QE

- Central location
- 2 individual workshops
- Separate office area

LOCATION

The property is located on Lothair Road, which is located just off the A426, minutes from the city centre.

The location provides excellent access to the motorway network with Junction 21 of the M1 and the M69 approximately 4 miles to the south-west.

DESCRIPTION

The property is a purpose built, self-contained, single storey warehouse with a workshop, storage space, a separate office area and WC.

The property is of brick construction with a concrete floor.

The property benefits from a roller shutter door to the front as well as access to the rear by way of two double doors. There are an additional three personnel doors.

The property benefits from 3 phase electrics. Externally the property has ample off street parking.

The property would benefit from modernisation. There is currently a sitting tenant until September 2024, vacant possession will be provided thereafter.

ACCOMMODATION

818 sq ft

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £4,400. At this level, occupiers may benefit from Small Business Rates Relief. Interested parties are advised to speak with the Local District Council for further information.

EPC

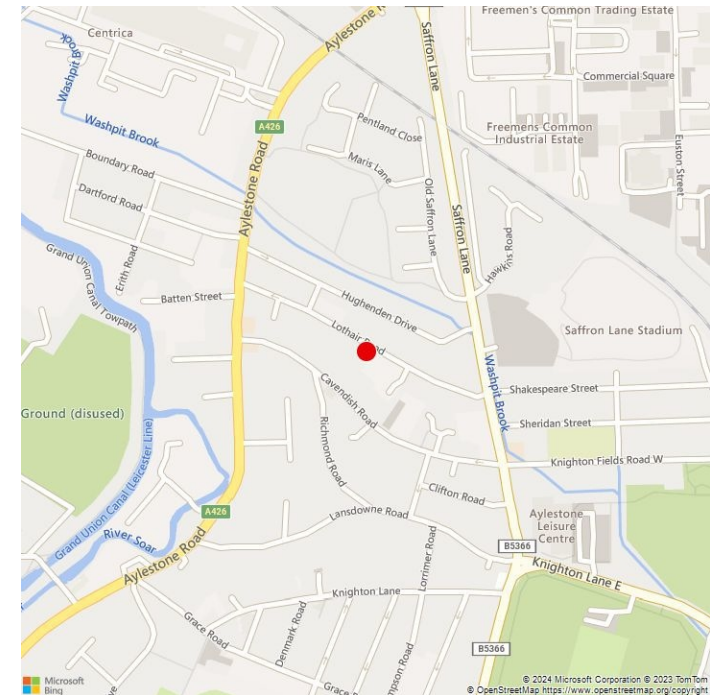
The Property is currently being assessed.

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.





SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated March 2024

