



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

01455 559030

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



**FOR SALE**

£350,000 Guide price

59A REGENT STREET  
LEICESTER | LE2 4DN

- Industrial unit measuring 4,592 sq.ft
- Two storey office and industrial building
- Part Portal Frame

## LOCATION

The premises are located in Regent Street, off Leicester Road, Oadby having good access to the major road network

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

## DESCRIPTION

Industrial unit with two-storey office section and portal-framed production or storage space beyond. The Property benefits from its own gas and electrical supply including 3 phase, a gas warm-air blower, pendant style lighting, uPVC double glazing and a concrete floor. The office section is in need of refurbishment.

## 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 4,592 sq ft (426.58 sq m)

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the Rateable Value (RV) for the unit is £22,250 However, the RV reflects a larger area that being marketed and, therefore, the RV is likely to be lower. Interested parties are advised to speak with Oadby & Wigston Borough Council's Business Rates Department for further information.

## EPC

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

## VAT

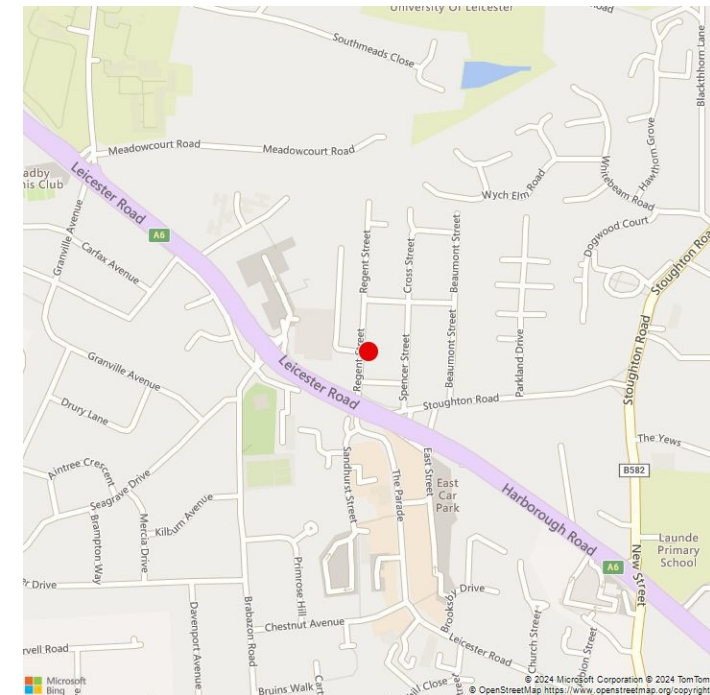
The Property is not opted to tax and therefore VAT will not be applicable to the purchase price.

## 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.





#### SUBJECT TO CONTRACT Disclaimer:

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