



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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



FOR SALE

£845,000 Guide price

59A REGENT STREET & 43 SPENCER
STREET
LEICESTER | LE2 4DN

- Office and Industrial buildings
- Redevelopment Potential for Residential or Commercial Uses

LOCATION

The Regent Street and Spencer Street premises are located off Leicester Road, Oadby having good access to the major road networks.

The area has good access to the major road network and is mixed-use industrial and residential with local shops and a good bus route within walking distance.

DESCRIPTION

59a Regent Street

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.

43 Spencer Street

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.

DESCRIPTION continued

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

ACCOMMODATION

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

The GIA for 59a Regent Street is 4,592 sq ft (426.58 sq m)

The GIA for 43 Spencer Street is 8,314 sq.ft (772 sq m)

The total GIA is 12,906sq.ft (1,198 sq m)

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the Rateable Value (RV) for the 59a Regent Street is £22,250 and for 43 Spencer Street the RV is £6,200. Interested parties are advised to speak with Oadby & Wigston Borough Council's Business Rates Department for further information.

EPC

An EPC has been commissioned for both properties and will be available shortly.

VAT

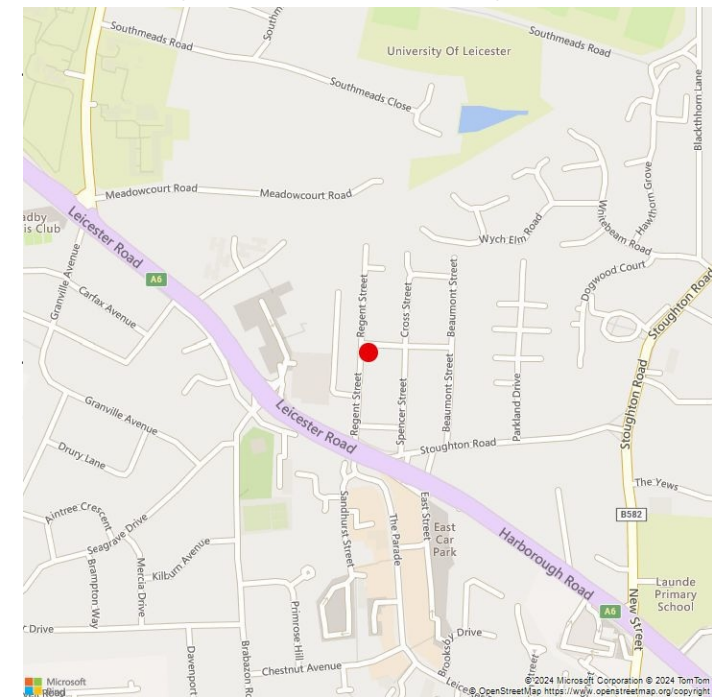
The Properties are not opted to tax and therefore VAT is not applicable to the purchase price quoted.

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-





SUBJECT TO CONTRACT Disclaimer:

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