



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

£185,000 Guide price

9-10 WESTBRIDGE CLOSE
LEICESTER | LE3 5LW

- Three-storey office space
- Parking area
- 1,038 sq feet
- Residential conversion - subject to Planning Consent

LOCATION

The commercial Property at 9-10 Westbridge Close is located in the Westcotes area which is an inner city area of Leicester. Westbridge Close lies between the Old River Soar and River Soar in a commercial location adjacent to Queen Elizabeth II Diamond Jubilee Leisure Centre.

DESCRIPTION

The Property benefits from 3 storey accommodation and was originally designed as a domestic terrace with two bedrooms. The Property is currently used for office purposes and measures 1,038 sq.ft.

The showroom space at 9-10 Westbridge Close, Leicester is a modern red-brick former terrace house arranged over three floors and provides toilet, storage, utility and display/office space on the ground floor. The second floor benefits from an open-plan kitchen working space with further stairs to the second floor which benefits from an open-plan working space and bathroom/WC facilities plus balcony. Externally there is a garage within a secure car park area.

ACCOMMODATION

The Property has been measured on a Net internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice; the ground measures 336 sq.ft. and the first floor measures 482 sq.ft. totalling 1,038 sq.ft. (96.4m²).

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £9,900. Interested parties are advised to speak with the Local District Council for further information.

VAT

The Property is opted to tax and therefore VAT will be applicable to the purchase price.

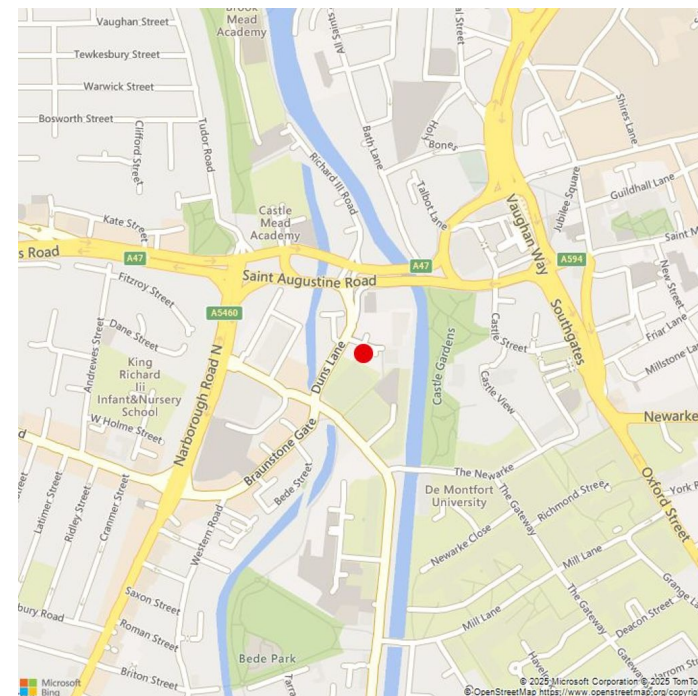
LEGAL COSTS

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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