

PUBLIC HOUSE FOR SALE - "BAROCCO", 2 Crafton Street West, Leicester, LE1 2DE



Description:

A public house premises located off Wharf Street South, close to Humberstone Road, within the regeneration area of Leicester.

Briefly, the premises comprise of lounge with central bar, cellar with office and 2 cool rooms, outside courtyard, boiler room and 2 stores to the rear and 3 bedroom residential accommodation above.

Accommodation (all measurements are approximate):

Ground Floor:

Lounge: 33'8" x 30'2" = 1015 sqft (94.4sqm)

Male and Female W.C's.

First Floor:

Lounge: 15'10" x 13'1" = 207 sqft (19.25 sqm)

Kitchen: 13'5" x 13'10" = 185 sqft (17.26 sqm)

Bathroom: 10'7" x 7'7" = 80 sqft (7.40 sqm)

Bedroom 1: 14'5" x 10'4" = 148 sqft (13.80 sqm)

Bedroom 2: 11'9" x 8'6" = 100 sqft (9.28 sqm)

Bedroom 3: 14'0" x 13'10" = 193 sqft (18.00 sqm)

Second Floor: 16'1" x 13'1" = 210 sqft (19.50 sqm)(Potentially 4th bedroom)

Cellar:

Office: 13'8" x 13'6" = 184 sqft (17.10 sqm)

Cool Store 1: 13'11" x 14'0" = 194 sqft (18.10 sqm)

Cool Store 2: 18'11" x 13'2" = 248 sqft (23.1 0sqm)

Freehold:

We are seeking offers in excess of £250,000.

Rates:

The rateable value of the property is £15,250.00.

Services:

The services, fittings and appliances (if any) have not been tested by the agents.

Viewing:

By appointment through the sole agents.

The Property Mis-description Act 1991:

These sales particulars have been written to conform to the Property Mis-description Act. All statements contained in these particulars are believed to be correct, but whilst every care is taken in their presentation, their accuracy is not guaranteed, nor do they form part of any contract or warranty, unless stated to the contrary. Interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on Rating Assessments and Town and Country planning matters have been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment.
3. All information on the availability of main services is based on information supplied to us. Interested parties are recommended to arrange for any tests to be carried out prior to acquisition.

Health and Safety:

Shonki Brothers Ltd request you to exercise due diligence during your inspection of this property. Shonki Brothers Ltd are unable to warrant that the property is free from hazards or complies with Health & Safety legislation and accept no liability for injury or loss to persons or property when visiting the property.