

FOR SALE BAR / RESTAURANT & 3 SELF CONTAINED FLATS - 3-5, Chatham Street, Leicester, LE1 6PD



#### Description:

Three storey accommodation located in the heart of Leicester city centre, off Granby Street. The ground floor has been fitted out as a bar / restaurant with adjoining kitchen and w.c. The first floor has another bar and w.c. and the basement has cellars, storage and w.c. There are 3 self contained 1 bedroom flats on the second floor.

THE PROPERTY IS AVAILABLE FOR SALE OR TO LET

#### Location:

The property is located off Granby Street, in Leicester city centre.

#### Accommodation:

Basement: Cellars, Stores & W.C.

Ground Floor: 1,271 sqft approx. – Bar, Kitchen, W.C.

First Floor: 1,271 sqft approx. – Bar & W.C.

Second Floor: 3 x self contained flats

**Services:**

All mains services are connected to the property.

**Rental:**

We are seeking a rental of £35,000 pax.

**Terms:**

Leasehold with a new 15 year lease with 3 yearly rent reviews.

**Legal Costs:**

The tenant will be responsible for the landlords reasonable legal costs.

**Freehold:**

We are seeking offers in the region of £375,000.

**Business Rates:**

The 2010 rateable value for the commercial premises is £27,750

**Council Tax:**

The Council Tax for each flat falls within Council Tax Band 'A'

**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.