

**LATE ENTRY - AUCTION WEDNESDAY 10 APRIL 2019 - (22 LOTS FOR SALE)**  
**KAL SANGRA ~ SHONKI BROTHERS LTD**  
**AUCTION AT: MERCURE THE GRAND HOTEL, GRANBY STREET, LEIC LE1 6ES (6PM)**

**LOT  
A**

**19-19A Halford Street, Leicester LE1 1JA**

**GUIDE PRICE: £250,000 - £260,000**



## COMMERCIAL / PART INVESTMENT

### Location:

The property is located in the city centre near to Mercure Grand Hotel.

### Description:

A 3 storey property with ground floor café and offices above.

### Accommodation:

#### Cellar:

Storage.

GIA: 172 sqft (16 sqm)

#### Ground Floor:

Café, kitchen, w.c.

GIA: 645 sqft (60 sqm)

**Total GIA:** 817 sqft (76 sqm) approx.

#### First Floor - with separate front access:

3 offices, w.c.

NIA: 368 sqft (34 sqm)

#### Second Floor:

2 offices.

NIA: 271 sqft (25 sqm)

**Total NIA:** 639 sqft (59 sqm) approx.

### Planning:

- Ground floor has A3 café use.
- First and second floors have B1 office use.
- Potential to convert the upper floors to residential subject to planning.
- Local Authority: Leicester City (0116) 454 1000.

### Note:

Estimated rental value £22,000 pax.

### Tenure:

- Freehold.
- Ground floor let on a 3 year lease from 13.10.14 (holding over) at £11,000 pax.
- Upper floors vacant.

### Energy Performance Certificate:

G/F: Pending.

F/F & 2/F: Rating 60, Band C.

### Solicitors:

Bond Adams, Richmond House, 94 London Road, Leicester LE2 0QS

Tel: (0116) 285 8080 ~ Ref: R Patel

### IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)

### BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,080 (incl VAT).