

## 19 Kingsley Street Knighton Fields Leicester LE2 6DY



- ⇒ Freehold
- ⇒ Mixed used property
- ⇒ 4 Bed end terraced house
- ⇒ Ground floor Café (A3 Use)
- ⇒ Three storey property
- ⇒ Full gas central heating
- ⇒ Excellent Location
- ⇒ 1,529 sqft (142 sqm) approx.

**FOR SALE INCLUDING GOOD-  
WILL, FIXTURES AND  
FITTINGS: £295,000**

REGISTERED OFFICE : 55A LONDON ROAD, LEICESTER LE2 0PE

REGISTERED NUMBER : 5393795

VAT NUMBER: 856 0294 16

## Location

The property is located on Kingsley Street within a largely industrial and residential area in Knighton Fields, approximately 1.7 miles south of the City Centre. The property is easily accessible via all modes of transport and benefits from ample passing trade.

## Description

Kal Sangra Shonki Brothers Ltd are pleased to present this extended three storey mixed use property of approximately 1,529 sqft. The property comprises a trading café and a 4 bed end terraced house. The ground floor has a café, commercial kitchen, Lounge and dining room. The first floor comprises of 2 bedrooms, a bathroom and utility room. The second floor has 2 further bedrooms and access to the storage space in the boarded loft. The property benefits from electricity and full gas central heating.

**Accommodation: All measurements are approximate:**

### Ground floor:

Lounge: 13'0 (3.9m) x 12'0 (3.65m)  
Dining Room: 20'0 (6m) x 13'0 (3.9m)  
Café: 28'5" (8.6m) x 13'1" (3.9m)

### First Floor:

Bed 1: 13'9" (4.2m) x 12'6" (3.8m)  
Bed 2: 12'3" (3.7m) x 9'3" (2.8m)  
Bathroom: 10'5" (3.2m) x 6'3" (1.9m)  
Utility: 11'8" (3.6m) x 9'3" (2.8m)

### Second floor:

Bed 3: 13'9" (4.2m) x 12'3" (3.7m)  
Bed 4: 13'9" (4.2m) x 12'0 (3.65m)

**Loft:** 12'2 (3.7m) x 8'2" (2.5m)

**Total GIA: 1,529 sqft (142 sqm)**

## Planning

We understand the property has A3 use with the potential for other uses subject to obtaining planning consent. A3 use is for the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

All enquiries regarding planning should be made direct to Leicester City Council planning department on 0116 454 1000.

## Services

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

## Rating Assessment

Charging Authority: Leicester City Council  
Description: Shop & Premises  
Rateable Value: £2,800.00  
Rates Payable (approx.): £1,344.00  
Period: 2018/19

Please make your own enquiries in respect of the rating liability or business rate relief with Leicester City Council.

## Energy Performance Certificate

Rating 107, Band E.

## Viewing

Strictly by appointment through the letting agents.

Kal Sangra, Shonki Brothers Ltd  
85 Granby Street, Leicester LE1 6FB  
Tel: 0116 254 3373  
Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)

**Important Information:** Kal Sangra ~ Shonki Brothers their clients and any joint agents give notice that:

These particulars are prepared as a general guide for the property and whilst they are believed to be correct their accuracy is not guaranteed. As such all photographs, measurements, floorplans and distances referred to are only provided as a guide and should not be relied upon for the purchase of flooring or any other fixtures or fittings.

Any and all fixtures and fittings listed in these particulars are deemed removable by the vendor. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any applications.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

These particulars do not constitute part or all of an offer or contract.

Whilst we take care in preparing these particulars, it is the buyers responsibility to ensure they have carried out all their investigations of the various aspects of the property and that his/her legal representative confirms as soon as possible all matters relating to title, including the extent and boundaries of the property and other important matters, before exchange of contracts

Any ground rent, service charges and any other lease details (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the property.

In accordance with the Money Laundering Regulations 2017, the intending purchaser will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale.