

## TO LET

### FORMER CHURCH

### St. Paul's Church Kirby Road Leicester LE3 6BA



- Former Church Premises
- Storage / D1 Community Use
- GIA: 7,734 sqft (718.51 sqm) Approx.
- Grade II Listed
- Original Features
- Stained Glass Windows
- French Gothic Style
- Carved Stone
- Marble/Mosaic Features

**RENTAL: £15,000 pax.**

**Location:**

The church is located on Kirby Road, off the A47 and Glenfield Road, approximately 1 mile west of Leicester City Centre.

It is best approached by heading west out of Leicester City Centre via the A47, and slight right onto Glenfield Road. Take the 3<sup>rd</sup> left onto Henton Road, and then left again onto Kirby Road, where the property can be easily identified by our flag 'To Let' board on the left hand side.

**Description:**

Kal Sangra ~ Shonki Brothers Ltd are pleased to offer this single storey Grade II Listed former church premises of approximately 7,733 sqft located on Kirby road, and suitable for storage. The church is of early French Gothic Style and has south-east tower, north-east vestry, nave and aisles, and north and south porches. In addition, the property benefits from stained glass windows, carved stone, marble and mosaic features. The property has D1 (Non-Residential Institution) use and may be suitable for alternative uses, subject to obtaining planning permission. We understand that the property requires some renovation/modernisation.

**Accommodation – all measurements are approximate:**

**TOTAL GIA:           7,734 sqft (718.51 sqm)**

**Planning:**

We understand that the property has D1 (Non-Residential Institution) use with potential for other uses subject to obtaining planning permission. D1 use includes a range of uses such as medical and health centres, crèche, day nursery, day centres, museums, public halls, libraries, art galleries, exhibition halls, place of worship and law courts.

All enquiries regarding planning should be made direct to Leicester City Council Planning department on: (0116) 454 3000.

**Rent:**

£15,000 pax.

**Terms:**

Flexible lease terms are available; please contact the office to discuss the options available.

**Legal Costs:**

The incoming tenant will be responsible for the landlord's reasonable legal costs.

**Services:**

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

**Energy Performance Certificate:**

We understand that this is not a legal requirement due to it being a Grade II Listed building, details of which can be found under Historic England entry number: 1063905.

**Viewing:**

By appointment through the sole letting agents.

**Important Information:**

All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

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. 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.

**Health & Safety:**

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.