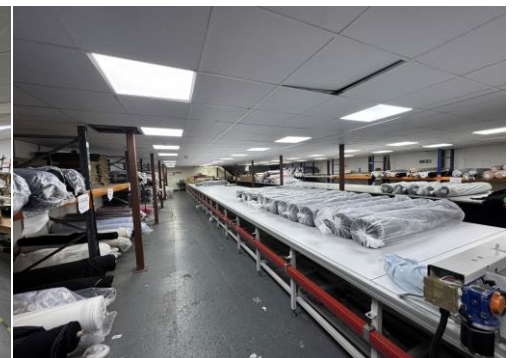


FOR SALE
Layton Road
Leicester
LE5 0PU



ASKING PRICE: £650,000

- A substantial, two storey detached property
- Located off Uppingham Road, in the sought after area of Humberstone
- Total GIA: 10,000 sqft (929 sqm) approx.
- Parking for 3 vehicles
- G/f: Workshop areas, offices, boardroom & canteen
- F/f: Workshop areas, offices, kitchenette & WCs
- Roller shutter doors with loading facilities, gas blower heating, radiators & 3 phase electric supply



Location

This property is located on Layton Road, just off Uppingham Road and within the sought after area of Humberstone. The property is within prime location and catchment to local labour and is within close proximity to Leicester City Centre and surrounding areas.

Description

A substantial two storey detached property of approximately 10,000 sqft (929 sqm), previously used as a clothing factory. On the ground floor; workshop areas, offices, boardroom, canteen, and roller shutter door providing access to the loading facilities. On the first floor, further workshop areas, offices, kitchenette, and WCs. Externally, car parking for 3 vehicles to the front. The property benefits from gas blower heating, radiators and 3 phase electric supply.

Accommodation

All measurements are approximate:

Ground floor:

Workshops, offices, boardroom 5,000 sqft (464.5 sqm) & canteen:

First floor:

Workshop, offices, kitchenette 5,000 sqft (464.5 sqm) & WC's:

Total GIA: 10,000 sqft (929 sqm)

Outside

Car parking for 3 vehicles to the front.

Planning

We understand that this property has Class E use with the potential for other uses subject to obtaining planning consent. All enquiries regarding planning should be made direct to Leicester City Council planning department on (0116) 454 3000.

Ratings Assessment

Description: Factory & premises

Current rateable value: £20,000

Rates payable: £9,980

Period: 1 April 2023 to present

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

Tenure

Freehold.

EPC

Band D.

Services

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

Local Authority

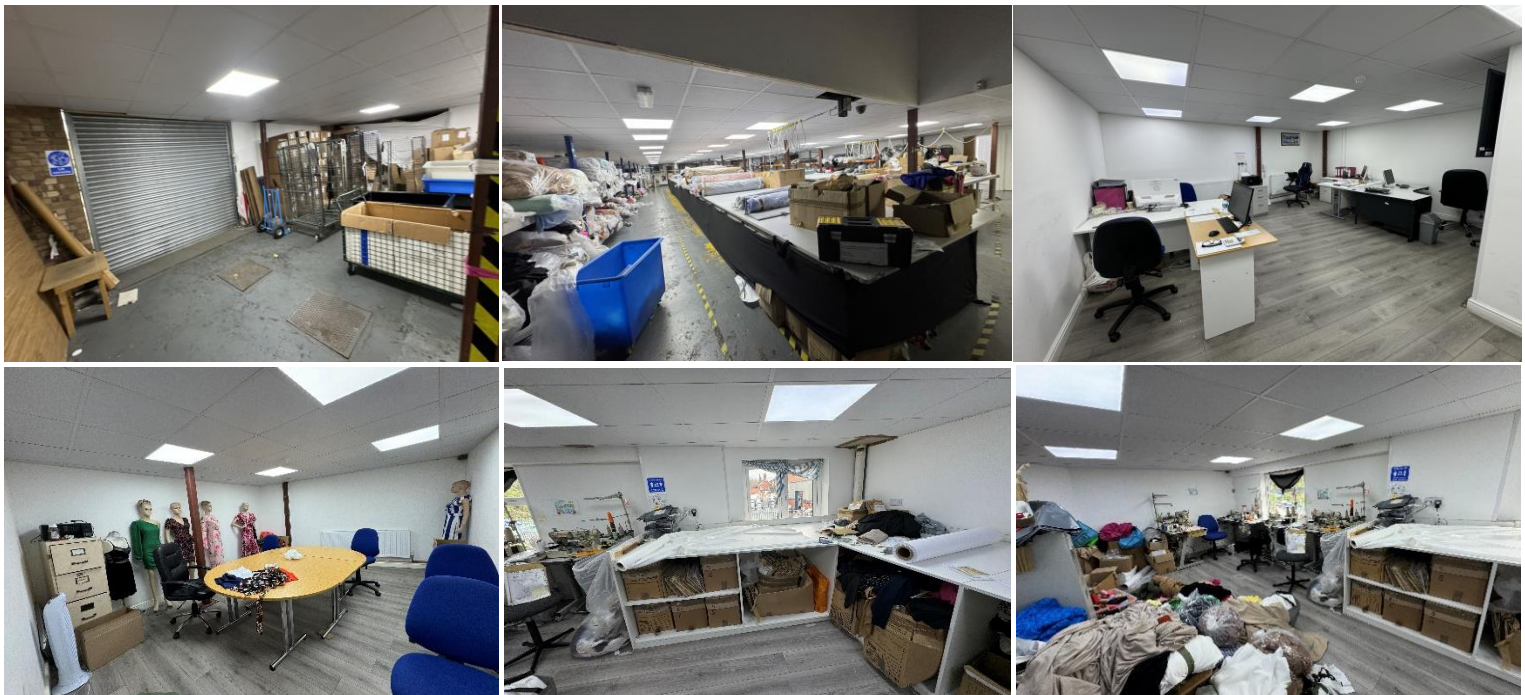
Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com





Location plan

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.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
 REGISTERED NUMBER: 5393795
 VAT NUMBER: 856 0294 16

