

ANDREW+
ASHWELL



FOR SALE

Substantial City Centre Religious / Community Building

Guild Hall + Colton Street + Leicester + LE1 1QB



4,606 Sq Ft
(428 Sq M)

£500,000 for the Freehold



**Rare freehold
D1 / F.1
opportunity**



**City centre
location**



**Characteristic
interior features**



**Alternative use
potential (STP)**



**Available
immediately**

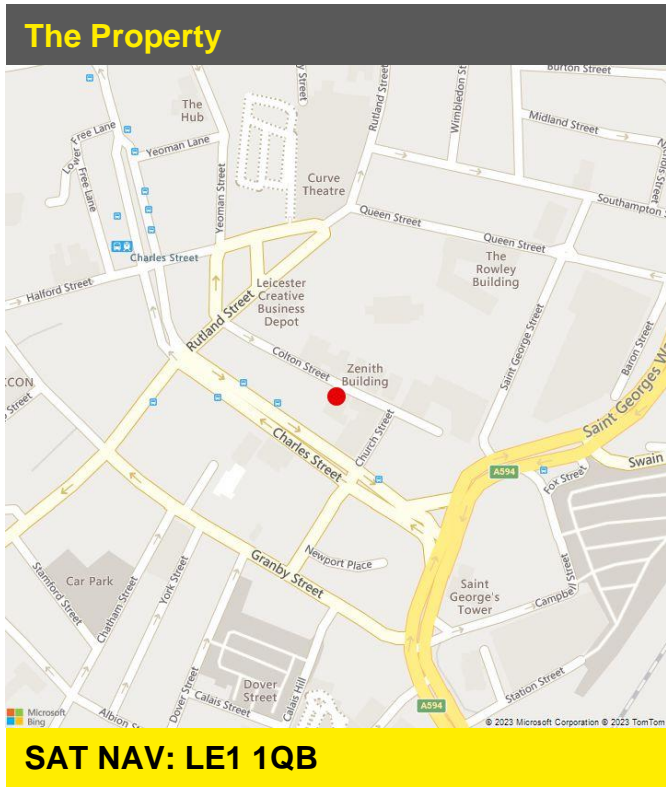


0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

LOCATION

The property is located on Colton Street, immediately adjacent to Charles Street, within Leicester City Centre. The surrounding area is fully developed and includes a variety of office, retail, and residential uses.

St Margaret's Bus Station is located approximately 0.8 miles to the North, with Leicester Railway Station approximately 0.3 miles to the South-East. Nearby municipal car parking is available within the Cultural Quarter and off York Street both approximately 0.2 miles to the North and South respectively.



RATING ASSESSMENT

Religious organisations benefit from rates exemption, and consequently the premises was removed from the Ratings List in 2010. The property may require reassessment subject to next use.

We would advise parties to contact Leicester City Council regarding ratings queries, information is provided for guidance purposes only and should not be relied upon.

DESCRIPTION

A listed substantial historic religious / community centre building constructed and opened in 1909, with prominent frontage onto Colton Street.

The main entrance provides a small foyer with double doors providing access into the main hall thereafter. A commercial kitchen, WCs, offices and storeroom facilities are available to the left-side of the building, in addition to a courtyard.

A staircase to the right-side of the property provides access to the upper level balcony, which overlooks the main hall.

The property benefits from a number of character features throughout.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Entrance & Main Hall	2,795	259.7
First Floor Balcony	787	73.2
Offices & Meeting Rooms	549	51
Kitchen & WCs	475	44.1
TOTAL	4,606	428

ENERGY PERFORMANCE CERT.

Listed buildings and places of worship are exempt from requiring an EPC.

TERMS

The freehold of the property is available at a guide price of **£500,000**, to be sold with vacant possession.

VAT

We understand VAT is not applicable.

Viewing

Strictly by appointment with the sole agent

Joe Dodd
jpd@andash.co.uk
07541 637 028

Kelvin Wilson
kww@andash.co.uk
07702 369 280

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