

ANDREW+
ASHWELL



For Sale / To Let

Substantial Three Storey Premises

+ 3 Halford Street + Leicester + LE1 1JA



2,703 Sq Ft

Freehold: £350,000

Leasehold: £30,000 per annum exc.



**Ground floor
retail**



**Upper floor
offices**



**Vacant
possession sale**



**Good public
transport +
parking nearby**



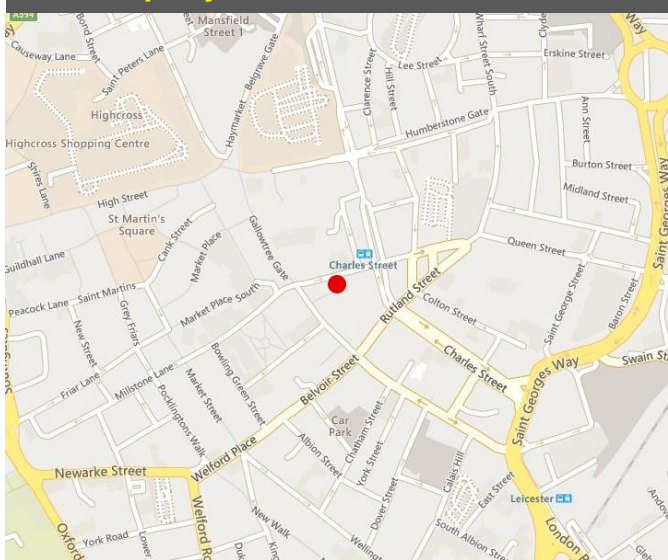
0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

Location

The property occupies a prominent mid terraced position on Halford Street, Leicester, close to the intersection of Granby Street, Horsefair Street and the pedestrianised retail area of Gallowtree Gate. Public transport links are good with bus connections on Charles Street and the Haymarket Bus Station with the nearest major car park being NCP Rutland Centre located c. 150 metres away. Leicester train station is located 0.5 miles away.

Businesses in the area can be characterised as national and localised professional/retail operators, with the property being immediately adjacent to Flannels, Sports Direct, Caffè Nero, Frank Innes and William H Brown. A large variety of amenities are in the immediate locality, including Everlast gym.

The Property



SAT NAV: LE1 1JA

Description

The property forms a substantial three storey premises with decorative stone facade, incorporating a double fronted glazed shop front at ground floor level. Briefly, the property comprises ground floor retail accommodation with offices over three floors above, fitted with a variety of LED light fittings and air conditioning throughout. WCs and kitchen facilities are located at first and second floor.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
<u>Ground floor</u> Sales area	812	75.4
<u>First floor</u> Offices	680	63.2
<u>Second floor</u> Offices	531	49.3
<u>Third floor</u> Offices	681	63.2
TOTAL	2,703	251.1

Rating Assessment

Rateable Value (2023): £24,250

U.B.R (2024/2025): £0.546

Est. Rates Payable (2024/2025): £13,240.50

Rates information is for guidance purposes only.

Energy Performance Certificate

A copy is available upon request.

Terms / Price

The property is available on full repairing terms for a period to be agreed at a rent in the order of **£30,000 per annum exc.** Prices are quoted excluding VAT (if applicable).

The properties Freehold is available, to be sold with vacant possession, at a price in the region of **£350,000**.

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

Viewing

Strictly by appointment with the sole agent

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