

# FOR SALE

# ANDREW+ ASHWELL

## Mixed use investment

+ 22 St. Georges Way

LEICESTER + LE1 1SH



**2,995 Sq Ft**  
**(278.2 Sq M)**

**£500,000 for the Freehold**

- Part vacant possession
- Passing rent: £25,800 pax
- Three office suites with garage
- Potential redevelopment opportunity (STP)
- 2,995 Sq Ft (278.2 Sq M)



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## Location

The property occupies a prominent position fronting St Georges Way, which forms a part of Leicester's Inner Ring Road, between its junctions with Queen Street and Southampton Street.

## Description

The property is a detached office building with adjoined storage unit and parking off Queens street and Southampton Street.

The property comprises three office suites accessed from a communal reception. The suites underwent a refurbishment program in 2016 and are fitted with suspended ceilings, integrated LED/CAT II light fittings and are carpeted throughout. Heating is by way of a gas fired central heating system.

The building is serviced as a whole with existing tenancies subject to inclusive rents (exc. rates).

### THE PROPERTY



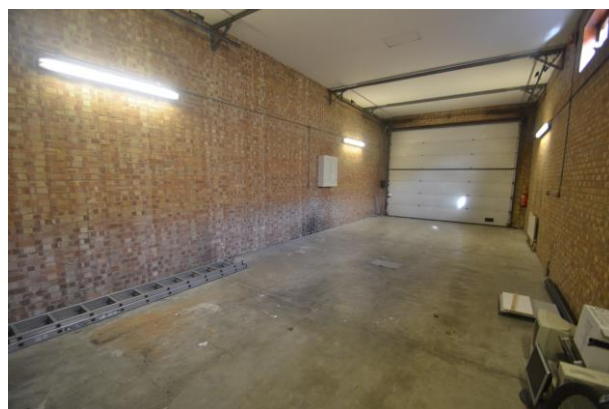
**SAT NAV: LE1 1SH**





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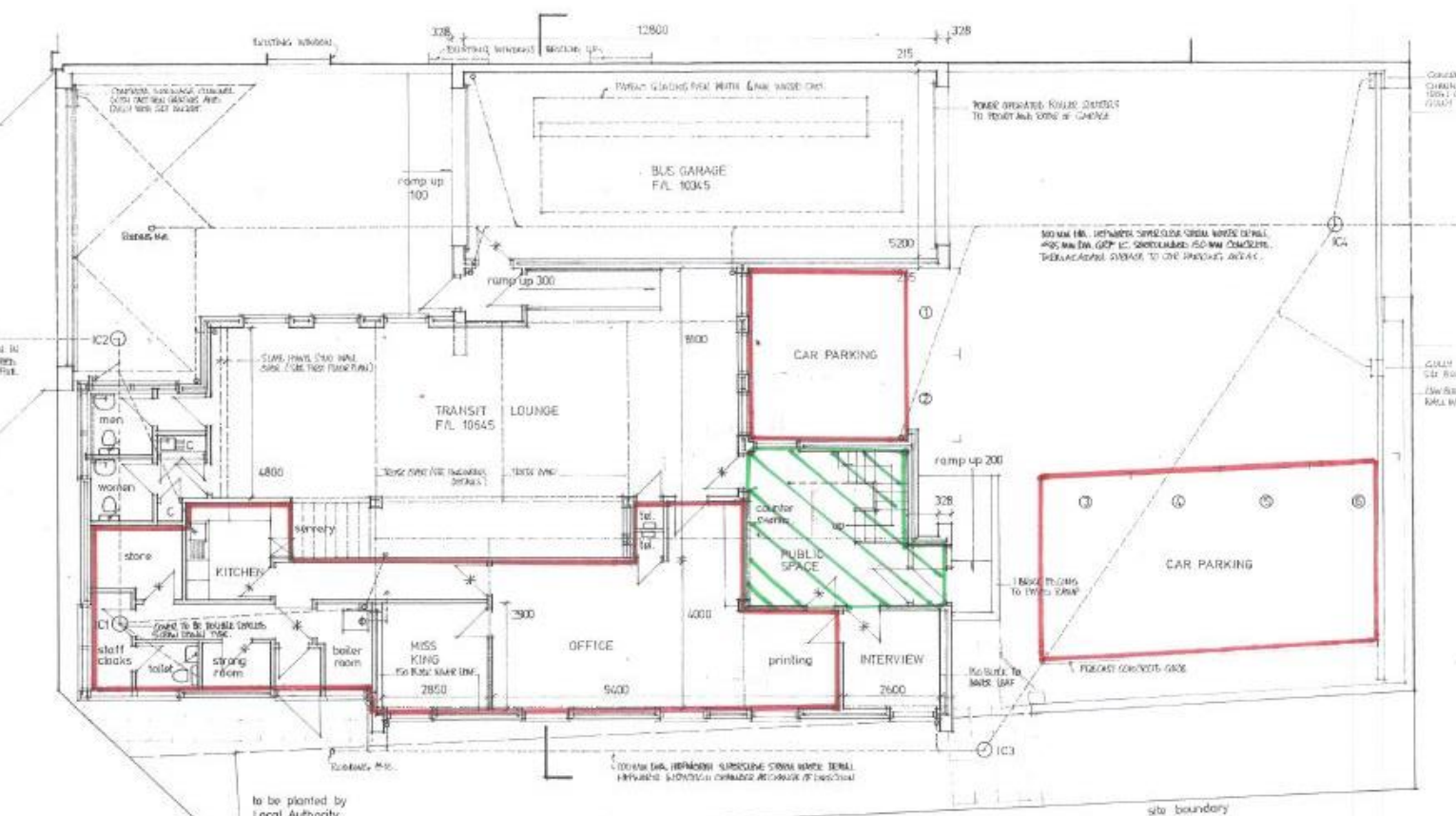
## Accommodation / Tenancy schedule

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)	TENANT	EXPIRING	BREAK OPTION	RENT
<u>Ground floor</u> Office: Suite 1	637	59.2	Learning for Futures Ltd	22 <sup>nd</sup> March 2020	23 <sup>rd</sup> September 18	Inc. Suite 3: £19,200 pax
<u>Ground floor</u> Office: Suite 2	908	84.3	Vacant	N/A	N/A	N/A
<u>First floor</u> Office: Suite 3	735	68.3	Learning for Futures Ltd	22 <sup>nd</sup> March 2020	23 <sup>rd</sup> September 18	See above.
<u>Ground floor</u> Storage	715	66.4	Mellor Bromley Air Conditioning Services Limited	28 <sup>th</sup> February 2020	3 months' notice	£6,600 pax
<b>TOTAL</b>	<b>2,995</b>	<b>278.2</b>				<b>£25,800 pax</b>



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GROUND FLOOR PLAN

## Rating Assessment

Rateable Value (2017):	£17,750
U.B.R (2018/2019):	£0.493
Est. Rates Payable (2018/19):	£8,750

*Rating information is for guidance purposes only and should not be relied upon. The rates are currently assessed as a whole.*

## Energy Performance Certificate

An EPC is available on request.

## Terms

The property is available to be sold with part vacant possession (Suite 2), subject to the existing tenancies, for offers in the region of £500,000.

## VAT

Prices are quoted excluding VAT (If applicable).

## Viewing

Strictly by appointment with the sole agent

**Tom Meynell**  
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**Kelvin Wilson**  
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