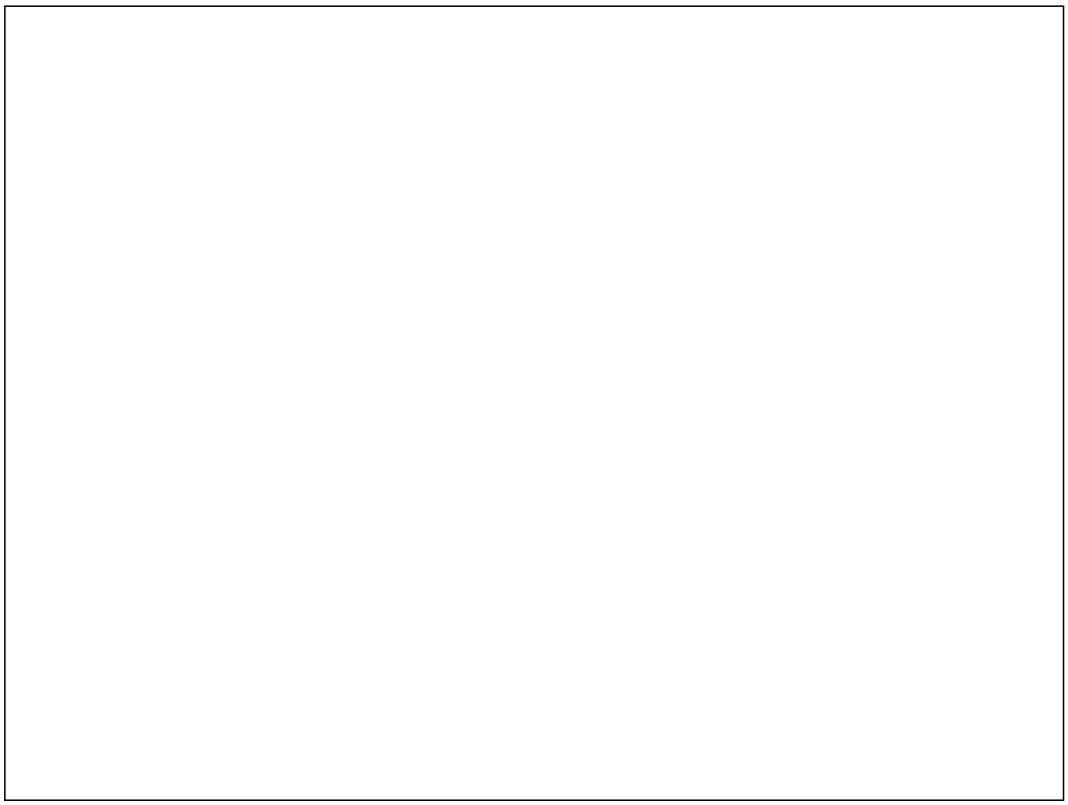
38 Francis Street, Leicester, LE2 2BD
0116 255 8888
info@spencersdruce.co.uk
www.spencersdruce.co.uk

148 UPPER NEW WALK

£27,500 Annum



LOCATION

The property is located on Upper New Walk in the centre of Leicester. The premises have access to the rear from London Road. The adjoining properties are used for offices, residential, educational and a children's day nursery.

DESCRIPTION

The premises are a period property of brick construction under a pitched slate roof with wooden windows. Internally there are offices on the ground and two upper floors as well as W.C's and kitchen facilities and additional storage in the basement. The premises have a large tarmac car park at the rear as well as some parking in front of the property. both of these are accessed off a service road leading to London Road.

ACCOMMODATION

Ground Floor

4 offices totalling	63.26m²	681ft²

W.C

First Floor

3 offices & kitchen totalling	67.77m²	697ft²

W.C

Second Floor

3 offices, kitchen, store	40.47m²	436ft²

Basement

Stores	25.14m²	271ft²

PLANNING

The premises have an office use falling within Class E (formerly B1). The premises are also Grade II Listed and fall within the New Walk Conservation Area.

SERVICES

We understand that all mains services are connected.

HEATING

The premises benefit from gas fired central heating system.

RATES

The premises are assessed for business rates under the 2023 Rating List as follows:-

Description	**Rateable Value**
Office & Premises	£19,750

TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

£27,500 per annum exclusive.

EPC

The premises are Listed and therefore exempt from the requirements.

VIEWING

Strictly by appointment with the sole agents:-

Spencers Druce Naylor Parkes

38 Francis Street

Leicester

LE2 2BD

Tel: 0116 255 8888

Michael Holt

IMAGES

MAP

NO MAP AVAILABLE

148 Upper New Walk
Leicester
LE1 7QA

Email: info@spencersdruce.co.uk
Phone: 0116 255 8888
Website: www.spencersdruce.co.uk
Address: 38 Francis Street, Leicester, Leicestershire, LE2 2BD
Office Opening Hours are Monday to Friday 9.00am to 1.00pm and 2.00pm to 5.30pm
View this property online at: https://tinyurl.com/2cu8kcld

Listed by

DISCLAIMER: PROPERTY MISDESCRIPTIONS ACT 1991

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any Contract or Warranty. Unless specified to the contrary interested parties should note the following :-

1. All dimensions, distances and floor areas are approximate and given for guidance purposes only.

2. Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

3. Information on Rating Assessments and Town and Country Planning Matters has been obtained by verbal enquiry only from the relevant Local Authorities. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.

4. All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no tests have been carried out prior to acquisition.

5. All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.