

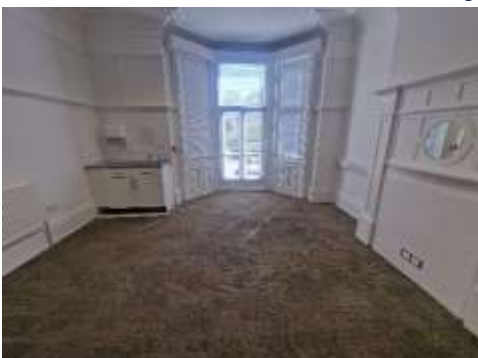
TO LET
Princess Road East
Leicester
LE1 7LA



ANNUAL RENTAL: £56,600 PAX

£7.50 PER SQFT

- Two Interlinked, 3 Storey, Edwardian Style Properties With Basement
- Located Between De Montfort Street & University Road
- Within Walking Distance of Leicester City Centre & Leicester Railway Station
- Total GIA: 7,548 SQFT (701.2 SQM) Approx.
- Open Plan & Private Office Space, Kitchen & WC Facilities
- Car Park To The Rear
- Suitable For Educational/Medical & Office Use



Location

This property is located on Princess Road East between University Road and De Montfort Street and is within walking distance of University of Leicester, Leicester Railway Station, Leicester City Centre via New Walk and much more.

Description

Two interlinked Edwardian style properties of approximately 7,548 sqft (701.2 sqm) with an adjacent car park to the rear. The properties are both 3 storeys with basement and have been subdivided to provide private and open plan areas, kitchen and WC facilities.

Suitable for educational, medical and office use.

The properties can be let individually or as one with 107, 109 & 111 Princess Road East under one lease, at an agreed rent.

Accommodation

All measurements are approximate:

109 Princess Road East: 3,741 sqft (347.5 sqm)
111 Princess Road East: 3,807 sqft (353.7 sqm)
Total GIA: 7,548 sqft (701.2 sqm)

Rent

109 & 111 Princess Road East: £56,600 pax

109 Princess Road East: £28,100 pax
111 Princess Road East: £28,500 pax

107, 109 & 111 Princess Road East: £90,000 pax

Planning

The properties are situated within the New Walk Conservation Area and has a current authorised use for academic purposes falling within Class F1 of the Town and Country Planning (Use Classes) (Amendments)

(England) Regulations 2020. Potential for other uses subject to obtaining planning consent.

All enquiries regarding planning should be made direct to Leicester City Council planning department.

Lease Terms

We understand that the properties are available by way of a new lease on a full repairing and insuring basis for a minimum term of 3 years or longer, with 3 yearly rent reviews. A deposit equivalent to a quarters rent is payable as is to be held for the duration of the lease, in a nil interest bearing client deposit account.

Legal Costs

Each party to pay their own legal costs.

Rating Assessment

107 – 111 Princess Road East:
Description: School of social studies & premises
Charging authority: Leicester City Council
Rateable value: £62,500
Rates payable: £34,125
Period: 1st April 2023 – present

EPC

Rating 74, Band C.

Services

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

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



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

