



15 Bath Lane and 150a St. Nicholas Circle, Leicester, Leicestershire LE3 5BF

Mixed Use City Centre Premises

- ▶ **GIA 6,889 sq ft (640 sq m)**
- ▶ **On site car parking**
- ▶ **Residential conversion opportunity (STP)**
- ▶ **Purchase price: £600,000**

For enquiries and viewings please contact:



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Location

The property occupies a frontage position to the West Side of St. Nicholas Circle at its junction with Hinckley Road (A47), lying approximately half a mile from the city centre close to the inner ring road, as well as being within walking distance of the principal shopping area. The rear of the property has a frontage to Bath Lane, which runs parallel and adjacent to the River Soar/Grand Union Canal.

The area generally is mixed use in nature, comprising a variety of uses that include residential flats, retail, office and industrial uses. Situated off St. Nicholas Circle is a Holiday Inn hotel and car parking facilities. Other major facilities within the vicinity include De Montfort University (0.5 miles), The Guildhall Museum and the Highcross Shopping Centre.

Description

The subject property's composition can be best described in two distinct sections, the first being that which fronts St. Nicholas Circle (150a St. Nicholas Circle), which comprises a 1960s single-storey former factory, with solid brickwork walls beneath a part pitched asbestos cement sheet roof and a part flat roof. Internally, this element has been adapted to provide a self-contained retail unit (former cake shop) to the front of the building, together with a more traditional storage unit to the rear.

The second section fronts Bath Lane (15 Bath Lane) and comprises a three-storey steel framed former factory building, with brickwork walls and concrete floors, together with uPVC double glazed windows beneath a flat roof. Internally, this building has been suitably converted to provide good quality office accommodation over the first and second floor, whilst the ground floor provides functional industrial / storage accommodation, benefiting from a level access roller shutter door and also incorporates a mezzanine.

Externally, to the Bath Lane frontage, there are 4 car spaces. To the St. Nicholas Circle frontage, there is side driveway which provides car parking for a further 3 cars in a tandem arrangement.

Accommodation

	Sq M	Sq Ft
<u>150a St Nicholas Circle</u>		
Retail Unit	51.1	550
Storage Unit	235	2,530
<u>15 Bath Lane</u>		
Ground Floor (Warehouse)	88	947
Mezzanine	47.8	514
Link Floor (Office)	37	398
First Floor (Office)	88.2	949
Second Floor (Office)	92.9	1,000
Total	640	6,889

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

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Services

We understand that the premises have the benefit of mains, water, electricity, drainage and gas.

Planning

We believe that the premises have an authorised use within Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020. Parties interested in alternative uses, such as residential, are recommended to discuss matters with the Local Planning Authority at Leicester City Council on 0116 454 1000.

Tenure

The property is available to purchase on a freehold basis, with vacant possession.

Business Rates

15 Bath Lane (Ground and Mezzanine Floors)

The property is currently listed as Workshop and Premises and has a rateable value of £7,000.

15 Bath Lane (First and Second Floors)

The property is currently listed as Factory and Premises and has a rateable value of £4,900.

150a St. Nicholas Circle (Café - Unit 2)

The property is currently listed as Café and Premises and has a rateable value of £1,625.

150a St. Nicholas Circle (Unit 2)

The property is currently listed as Warehouse and Premises and has a rateable value of £9,500.

Source: VOA

Price

£600,000 for the freehold interest

VAT

VAT is not applicable to the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

A copy of the EPC is available upon request from the agents.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 28-Apr-2025



