



180 NARBOROUGH ROAD, LEICESTER LE3 0BU

£300,000



LOCATION

Narborough Road is the main arterial route into the city from the M1/M69 Motorway Junction 21.

The property is situated on the east side of Narborough Road midway between Walton Street to the north and Eastleigh Road to the south.

DESCRIPTION

The property comprises a three storey mid-terraced building and is used on the ground floor for the purpose of a retail takeaway.

The first and second floors provide living accommodation with a separate access to the rear. The upper parts are currently in multiple occupation and various works have been carried out to comply with the new legislation in this regard.

ACCOMMODATION

Ground Floor

| | |
|------------------|-----------|
| Internal Width | 4.58 m |
| Sales Area | 44.4 sq m |
| Preparation Room | 16.7 sq m |

First Floor

| | |
|--------------|------------|
| Utility Room | 7.18 sq m |
| Bedroom | 11.82 sq m |
| Kitchen | 12.29 sq m |

Second Floor

| | |
|---------|------------|
| Bedroom | 12.29 sq m |
| Bedroom | 1.82 sq m |

Outside

Small Rear Yard

SERVICES

All mains services are connected with gas-fired central heating provided to the flat.

TOWN & COUNTRY PLANNING

We have been verbally informed by the Planning Department of Leicester City Council that the subject premises have an existing use for hot food takeaway under Class A5 of the Town & Country Planning (Use Classes) Order 1987.

RATING

| | |
|---|--------------------|
| Rateable Value: | £6,200.00 |
| 1 st & 2 nd Floor Flat: | Council Tax Band A |

LEASE

The premises are let on a 21 year Lease expiring 16 July 2023 on full repairing and insuring terms. The current rental income is £18,200.

LEGAL COSTS

Each party to bear their own costs arising in the matter.

VIEWING

Strictly by appointment through the Sole Agents on (0116) 2221999.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.