



183 GREEN LANE ROAD, LEICESTER LE5 4PD

£240,000



LOCATION

Green Lane Road is approximately 1½ miles to the east of Leicester City Centre close to the main A47 Uppingham Road. This popular location provides a range of retail services for the local population.

DESCRIPTION

The premises comprise a two storey semi-detached property, the ground floor of which trades as an A5 takeaway.

The first floor is used for residential and includes two bedrooms and separate living accommodation benefiting from a direct access off Green Lane Road.

ACCOMMODATION

Ground Floor

Internal Frontage	5.32 m	17'6"
Sales Area	36.0 sq m	387 sq ft
Preparation Room	6.8 sq m	73 sq ft
Store	1.54 sq m	17'0"

First Floor

Two Bedrooms
Living Room
Kitchen
Shower Room

Outside

Small open rear yard

TOWN & COUNTRY PLANNING

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

SERVICES

We are advised that mains electricity, gas, water and drainage are connected.

RATING

Rateable Value: £3,550.00
First Floor Flat: Council Tax Band A

LEASE

The property is let on a 21 year Lease expiring 17 November 2022 at an annual passing rent of £11,500.

LEGAL COSTS

The Purchaser will be responsible for the Landlord's reasonable legal costs incurred in this matter.

VIEWING

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

June 2009.