



**240 GREEN LANE ROAD, LEICESTER LE5 4PA**

**£220,000**



#### **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 terraced property, the ground floor of which trades as an A5 takeaway.

The first floor is used for residential purposes and is accessed from either the retail unit or Spalding Street.

#### **ACCOMMODATION**

##### **Ground Floor**

Internal Frontage	3.74 m	12'3"
Sales Area	33.8 sq m	364 sq ft
Preparation Room	5.36 sq m	58 sq ft
Store	22.61 sq m	243 sq ft

##### **First Floor**

Bedroom  
Living Room  
Kitchen  
Bathroom

#### **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 full repairing 21 year Lease expiring 23 May 2022 at an annual passing rent of £12,000.

#### **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.