



FREEHOLD INVESTMENT 60 CHARLES STREET LEICESTER LE1 1FB

£3.5 MILLION



LOCATION

Leicester is the largest City in the East Midlands and benefits from excellent communications with the M1/M69 junctions close by and London St Pancras 1 hour 10 minutes by train.

Charles Street is located within the City centre, being approximately 100 yards from the Clock Tower and within easy reach of the main shopping centres of the Highcross and Haymarket Shopping Centres.

There are multi-storey car parks close by on Rutland Street and Lee Circle and most of the local buses have terminals on Humberstone Gate and Charles Street itself. The railway station is about 7 minutes walk away.

DESCRIPTION

60 Charles Street is a 13 storey building with a modernised entrance foyer, two high speed passenger lifts and a concierge service. Heating to the floors is via a conventional gas-fired radiator system. There are toilet facilities on each floor.

ACCOMMODATION

There are four podium floors each offering a net lettable space of 5695 sq ft and a further nine floors of offices in the tower each of 2525 sq ft.

On the ground floor there are two retail units, a loading bay and ten parking spaces within the under cover garage. To the rear there are a further eight lettable car parking spaces within a secure compound.

TOWN & COUNTRY PLANNING

We have been verbally informed by the Planning Department of the Leicester City Council that the offices have a permitted use within Class B1 of the Town and Country Planning Order and the ground floor retail units Class A2.

LEASES

A full schedule of tenancies is attached hereto.

RENTAL INCOME

The gross annual income is currently £280,811 (as at June 2008).

PURCHASE PRICE

Offers around £3.5 Million are sought for the Freehold Interest which when allowing 5.25% costs provides a initial yield of 7.6%.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Strictly by arrangement with the Sole Agents on 0116 2221999.



Typical floor (podium)



Entrance Lobby