

FOR SALE PROMINENT TRADE/INDUSTRIAL UNIT

141 Charles Street
Leicester, LE1 1LA

Key information

- Prominent site
- Central Location
- Eaves 4.3m
- Suitable for a variety of uses, subject to planning
- Walking distance from train station

Contact

Jamie Johnson – 07384 115718
jamie.johnson@rapleys.com

Mark Frostick - 07785 522958
mark.frostick@rapleys.com



Location

The subject property sits in a prime location on Charles Street in Leicester, offering convenient access to the city's amenities. Leicester is a dynamic East Midlands hub city with a population of circa 375,000 and serves as a central point on the Midland Mainline and Birmingham-London Stansted railway routes; the property is 400m from the train station.

The property is a short distance from the A6 which leads south to the A563 Asquith Way which is the outer ring road and leads west to the M1 J21 some 5 miles distant.

The property lies near key retail, leisure, and educational facilities, with easy access to main commercial areas like Rutland Street and Granby Street, as well as Haymarket Shopping Centre.

Description

The property is of concrete frame construction with an eaves height of 4.3m and comprises a commercial unit formerly used as a Kwik Fit centre, boasting a large workshop space on the ground floor and ample first floor storage.

The workshop is accessed by a large up and over door and lighting is provided by led tube lights and translucent roof panels with concrete flooring throughout. Additionally, the unit has a small reception area and customer toilets.

Energy Performance Rating

Energy Performance Asset Rating – D

Tenure

Leasehold/Freehold

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed. Freehold price by negotiation.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

The property is currently assessed as a Vehicle Repair Workshop and Premises. We are advised that the Rateable Value for the property is £83,500.

The UBR for 2024/25 is 56.4p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole letting agent only

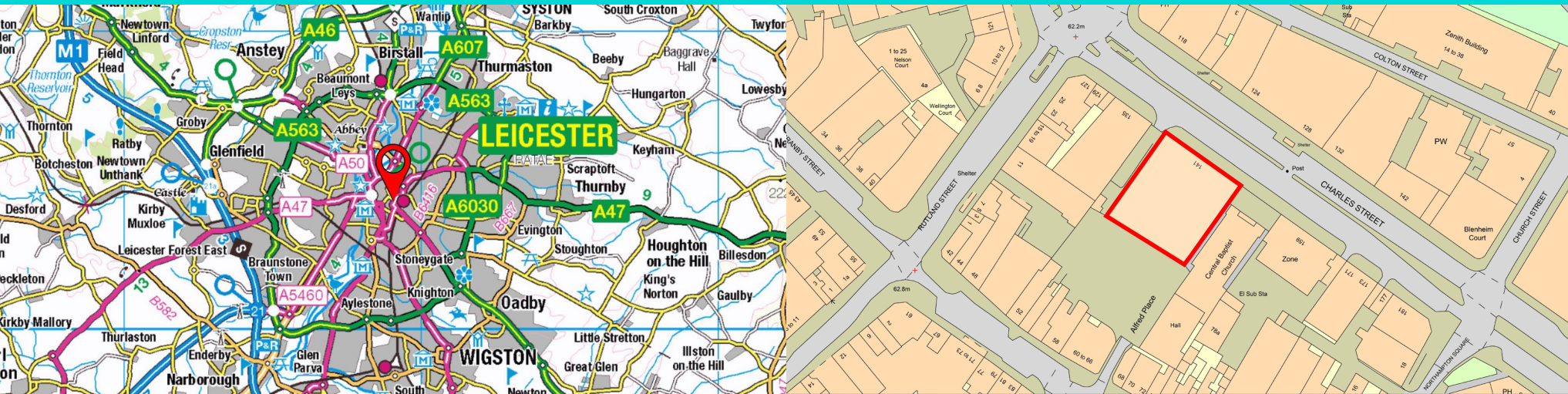


Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Ground floor	1,021.46	10,995
First Floor	156.54	1,685
Total	1,178	12,680
	Hectare	Acre
Total Site Area	0.103	0.255

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.





For further details contact:
Jamie Johnson – 07384 115718
jamie.johnson@rapleys.com
Mark Frostick – 07785 522958
mark.frostick@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3a, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in November 2024.

rapleys.com
0370 777 6292



RAPLEYS