



For Sale

RESIDENTIAL REFURBISHMENT / CONVERSION OPPORTUNITY

20-30 Freeschool Lane + Leicester + LE1 4FY



12,116 Sq Ft

**Offers in excess of £950,000
for the Freehold Interest**



**Prime city
centre location**



**Adjacent to the
Highcross Shopping
Centre**



**8 upper floor
flats**



**Refurbishment /
conversion potential
for existing offices**

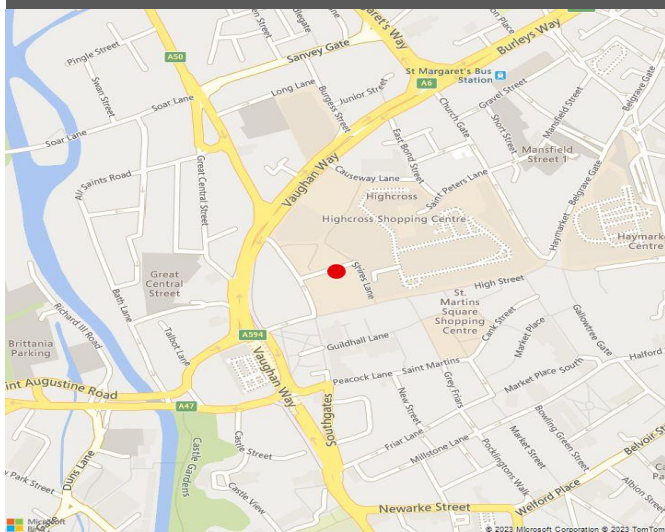


Location

Freeschool Lane links Highcross Street with the pedestrianised Shires Lane, just a short distance from the Leicester Inner Ring Road at Vaughan Way and in the heart of the Leicester city centre.

The property is located on the south side of Freeschool Lane close to Shires Lane junction and adjacent to the western part of the Highcross Shopping Centre.

The Property



SAT NAV: LE1 4FY

Description

The property comprises a front 3 storey period building with part basement level. Parts of the ground floor comprise of former offices with basement storage.

The upper floors comprise of what was originally ten 1-bed residential flats that have effectively been reduced to eight flats by the extension of the Highcross Shopping Centre (4 flats per floor). These flats are in need of refurbishment.

Adjoining the rear of this front building is a further 3 storey property with basement which previously provided further office facilities with additional storage to the basement.

Viewing

Strictly by appointment with the joint agents:

Mike Allwood
Andrew + Ashwell
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07969 149 386

Iain McGregor
Glenmhor Property Consultants
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Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
<u>Ground, 1st & 2nd Floors</u>		
Existing Offices	3,632	337.4
<u>1st & 2nd Floors</u>		
8 1-bed Flats	6,375	592.2
<u>Basement</u>		
Stores	2,109	195.9
TOTAL GIA	12,116	1,125.5

Rating Assessment

From our searches of the VOA website the front ground floor office has a rateable value of £7,200. The rateable value for the remaining office accommodation is currently linked to adjacent properties that do not form part of this sale.

The residential flats all currently lie within Band A for council tax purposes.

Energy Performance Certificate

Due to the likely conversion and refurbishment of the building there is currently no valid EPC in place for the property.

Terms

Offers in excess of **£950,000** for the freehold interest.

VAT

Prices are quoted excluding VAT.



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