

ANDREW+
ASHWELL



FOR SALE

Freehold Storage Unit

1 Galby Street + Leicester + LE5 0ED



890 Sq Ft
(82.8 Sq M)

£125,000 for the Freehold

BEST AND FINAL OFFERS REQUESTED BY
13:00 ON FRIDAY 19TH JANUARY 2024



**Rare freehold
warehouse
opportunity**



**Residential
conversion
opportunity (STP)**



**To be sold with
vacant possession**



**Available
immediately**



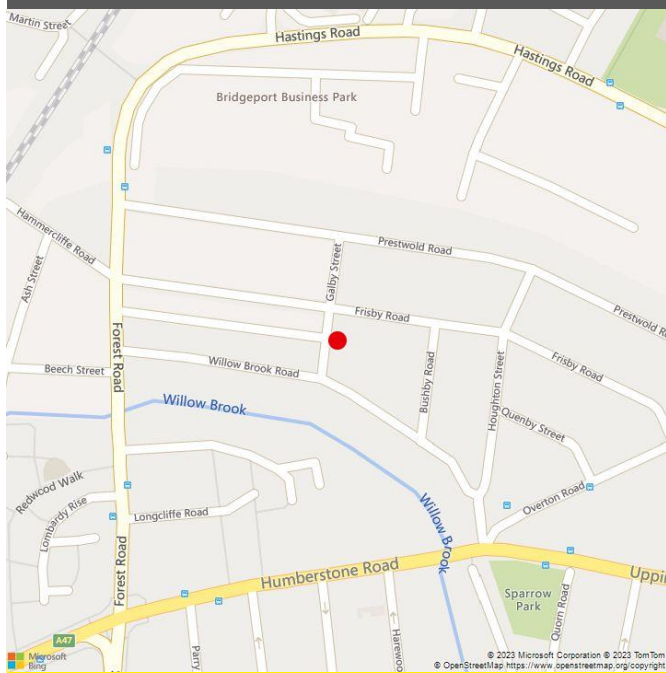
0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

LOCATION

The premises is located on Galby Street in North-East Leicester, approximately 1.5 miles from Leicester City Centre.

Access to the A47 is available via the Overton Road junction approximately 0.2 miles to the South-East, which in turn provides access to both Leicester City Centre and the outer ring road.

The Property



SAT NAV: LE5 0ED

DESCRIPTION

The premises comprises a brick built, two-storey warehouse with monopitch roof over, currently used as a contractors storage unit with yard.

Internal flooring is a mix of concrete and brick throughout, with separate loading available into both the building and yard via double doors to the front of the premises offering a width of 2.9m and a height of 2.6m. Double glazed windows are installed to the South elevation.

The dwelling was originally built as additional storage for the adjacent residential and consequently no services are currently provided.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	445	41.4
First Floor	445	41.4
TOTAL	890	82.8

RATING ASSESSMENT

Rateable Value (2023):	£2,700
U.B.R (2023/2024):	£0.499
Est. Rates Payable (2023/2024):	£1,347.30*

*Small businesses should benefit from rates exemption.

Rating information is for guidance purposes only and should not be relied upon.

ENERGY PERFORMANCE CERT.

There are currently no services supplied to the building and subsequently the premises is exempt from requiring an EPC.

TERMS

The Freehold of the premises is available, to be sold with vacant possession, at a guide price of **£125,000**.

VAT

Prices are quoted excluding VAT.

Viewing

Strictly by appointment with the sole agent

Joe Dodd
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07541 637 028

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