



For Sale / To Let

Mixed Use Site + Open Storage Land

+ 13-23 Cyprus Road + Leicester + LE2 8QT



4,952 Sq Ft + Land

£575,000 for the Freehold
£37,500 per annum



**Two storey
offices with
reception**



**A variety of
interconnected
units**



**0.23 Acres
secure open
storage land**



**Due to
relocation**





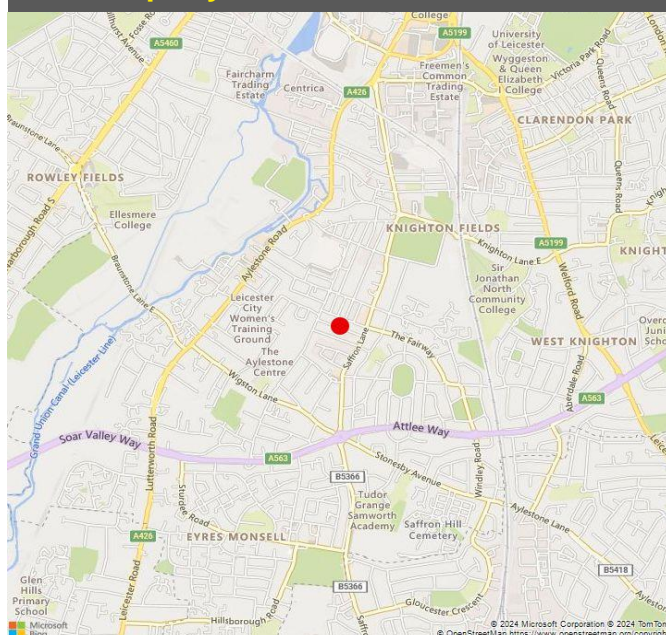
Location

The property occupies a prominent position to Cyprus Road, Leicester, located approx. 3 miles from Leicester City Centre and within the close proximity to the Outer Ring Road (A453) within a mixed industrial and residential location.

The area can be characterised as having a mixture of industrial and residential, with high density housing within the immediate catchment.



The Property



SAT NAV: LE2 8QT



Description

A rectangular site of c. 0.4 acres, comprising open storage land, workshops and two storey offices.

To the East of the site, two interconnecting units of monopitch timber construction are situated. This monopitch section connects with a rear truss roof workshop, accessed over a concrete surfaced driveway, previously used for vehicle repairs. Internal heights range from 2.5-2.8m. Self contained power and WCs are in situ to this section of the site.

The offices, located in the centre of the site, are a converted pair of semi detached two storey dwellings, comprising a number of cellular offices with entrance reception, WCs and kitchenette to each floor. Generally, the specification is to a painted plaster finish, with surface mounted lighting, perimeter trunking and carpeting throughout. Separate services are in situ to each floor.

The West of the site provides secure open storage of c. 0.23 acres, also providing access to a rear wash bay shelter.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Offices	2,229	207.1
Rear workshop	617	57.3
Monopitch unit	1,697	157.7
Wash bay	409	38
Open storage land (0.23 acres)		
TOTAL	4,952	460.1





Rating Assessment

The site currently has two rating assessments of £13,500 and £3,600. Interested parties are advised to make their own enquiries.

Energy Performance Certificate

A copy is available upon request.

Terms

The Freehold is available with full vacant possession, at a price in the region of **£575,000**.

Consideration will be giving to leasehold interest, for a period to be agreed at an initial rent of **£37,500 per annum exc.**

VAT

Prices are quoted excluding VAT.

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

Unrepresented parties are recommended to obtain professional advice.

Viewing

Strictly by appointment with the sole agent

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