

ANDREW+
ASHWELL



FOR SALE

City Centre Religious / Community Building

21-23 Wanlip Street + Leicester + LE1 2JS



8,194 Sq Ft
(761.2 Sq M)

£650,000 for the Freehold



Rare freehold F1 opportunity



City Centre location with parking



Alternative use potential (STP)



Removeable mezzanine to provide 7m max heights



Separate services to left & right sides



Available immediately

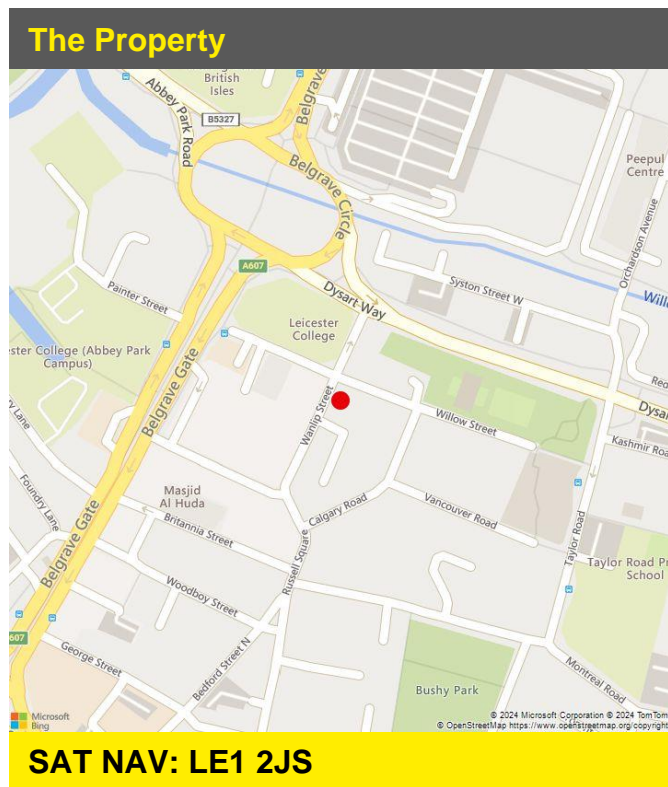
0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

LOCATION

The property is located on Wanlip Street within Leicester City Centre, immediately adjacent to Belgrave Road (A607), an arterial route in and out of the City.

Accessed via Belgrave Road is the Inner Ring Road (A594) and Outer Ring Road (A563), providing convenience for travel around the county.

A large labour pool is available within the vicinity in addition to good local amenities.



ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	4,097	380.6
First Floor (Mezzanine)	4,097	380.6
TOTAL	8,194	761.2

DESCRIPTION

The property comprises of a pair of semi-detached industrial units of brick and blockwork construction, with steel clad to the front elevation, that have been most recently used as a Place of Worship.

Both sides are serviced separately with three-phase electrics, gas, and water provided with mirroring self-contained entrances and loading provisions, the latter by way of manual roller shutter doors with widths and heights of 3.1m.

Internally, the premises offers a mix of open plan and cellular accommodation to include offices and meeting rooms in addition to a nursery, kitchen, and three ground floor WCs. An entranceway between both sides is provided to the ground floor, in addition to a full-cover mezzanine in situ offering predominantly open-plan accommodation with offices and further staff ancillary. Should the mezzanine be removed, the units would offer internal heights of circa 5.4m – 7m.

A fenced courtyard to the front is provided offering parking for 8-10 vehicles (including tandem).

RATING ASSESSMENT

Religious organisations benefit from rates exemption, and consequently there is no existing Rating for the premises. The property may require reassessment subject to the use of the next occupier.

We advise parties to contact Leicester City Council regarding ratings queries. Information is provided for guidance purposes only and should not be relied upon.

ENERGY PERFORMANCE CERT.

A copy is available upon request.

TERMS

The freehold of the property is available at a guide price of **£650,000**, to be sold with vacant possession.

VAT

Prices are quoted excluding VAT.

Viewing

Strictly by appointment with the sole agent

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