



**108 Bolton Road  
Leicester  
LE3 6AD**

**For auction £110,000**



# 108 Bolton Road, Leicester, LE3 6AD

## Description

\*\*\*\*\*FOR SALE BY LIVESTREAM AUCTION 22ND APRIL 2021, REGISTER TO BID \*\*\*\*\*

An end of terraced, workshop/ offices, ripe for residential conversion, subject to the relevant consents. Accommodation comprises: front and rear store rooms and kitchenette to the ground floor Four offices and WC to the first floor. Covered side storage area and enclosed rear yard. Freehold with vacant possession.

**Front Store 5.89m x 3.06m (19'4" x 10'0")**

**Rear Store 4.24m x 2.79m (13'11" x 9'2")**

**Kitchen 3.70m x 1.43m (12'2" x 4'8")**

## First Floor

Landing

**Front office 1 4.26m x 3.07m (14'0" x 10'1")**

**Front office 2 4.25m x 3.27m (13'11" x 10'9")**

**Rear office 1 3.88m x 3.18m (12'9" x 10'5")**

**Rear office 2 3.88m x 3.41m (12'9" x 11'2")**

**Cloak/WC**

## Outside

Covered side passage leading to rear yard with store and WC.

## Buyers Administration Fee

Purchasers will be required to pay an administration fee of £1200.00 Inc VAT

## Disbursements

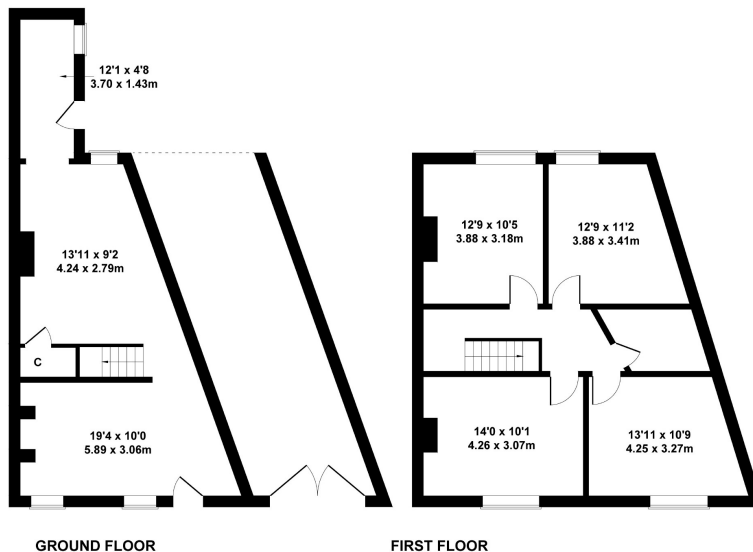
Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

## Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

### 108 Bolton Road

Approximate Gross Internal Area  
1163 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal 2021  
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