



Market Square House

5 Cank Street, Leicester, LE1 5GX

**Student block - 12 rooms - Leicester
City Centre**

£850,000 - Virtual Freehold

3,250 sq ft
(301.93 sq m)

- 12 Student letting bedrooms
- 4 x 3 bedroom pods
- Self contained with ensuite rooms
- 999 year lease - peppercorn rent
- Ground Floor Commercial NOT included
- Leicester City Centre

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Summary

Available Size	3,250 sq ft
Price	Offers from £850,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (106)

Description

Located on the first and second floors of a 3 storey building in the City Centre of Leicester.

Fully let - Income producing £84,000 per annum - accounting information available on request.

Location

Close the famous Leicester market, in the City Centre of Leicester. The property is a 2 minute walk to the Highcross Shopping Centre and surrounded by office and retail outlets. Leicester is well situated in the East Midlands with easy access to the M1 and M69 Motorways providing good access into other Midlands towns and Cities. Nottingham to the North is accessed via the M1 or the A46 and Coventry to the South West via the M69 are both circa 30 miles and Birmingham via the M6 and M69 is approximately 43 miles. Other local market Towns within 20 miles of Leicester City include Melton Mowbray, Oakham, Loughborough and Market Harborough.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Upper Floors - 1st & 2nd	3,250	301.93	Available
Total	3,250	301.93	

Viewings

Viewing is strictly by prior appointment with the agents P & F Commercial Tel:01664 431330 or office@pandfcommercial.com

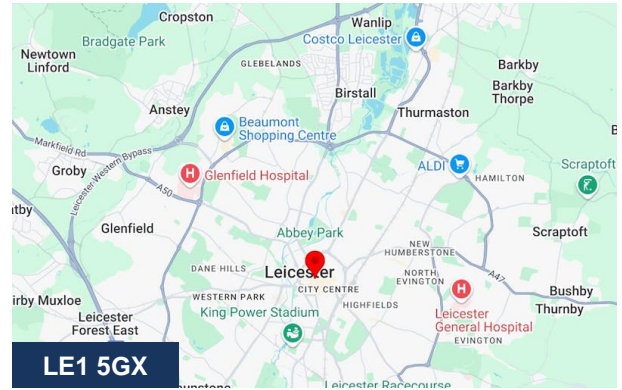
Terms

Offered for sale on 999 year lease for the upper floors - for £850,000

The accommodation is income producing £84k per annum.

Finance

Finance may be available through Independent Financial Brokers and P & F Commercial would be pleased to make an introduction for you. The Brokers are completely Independent of P & F Commercial and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.



Viewing & Further Information

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