



**5a Yeoman Street
Leicester
LE1 1UT**

For auction £120,000



5a Yeoman Street, Leicester, LE1 1UT

Description

*** FOR SALE BY AUCTION ON THE 2nd MAY 2019 AT THE OFFICES OF READINGS, 48 GRANBY STREET, LEICESTER, LE1 1DH ***

A freehold restaurant/takeaway opportunity in central Leicester. Previously traded as a Caribbean restaurant at an annual rent of £10,000. Currently vacant with potential for redevelopment subject to consents.

Location

The property is located on Yeoman Street and adjoins the music venue and bar known as 'The Shed'. It is situated close to Humberstone gate, where a number of national retailers such as Primark, Marks and Spencers and Superdrug are located.

Accommodation

Restaurant

46.4sqm (500sqft) approximately

Kitchen

19.2sqm (206sqft) approximately

Storage/office

5.3sqm (57sqft) approximately

WC facilities

Rating Assessment

Rateable value (2017) £3,200

UBR (2018/19) 0.493

Estimated rates payable (2018/19) £1,577.60

VAT

VAT will not be charged on the sale of the property.

EPC

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Services

The services, fittings and appliances (if any) have not been tested by the agents.

Agent Notes

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Sales Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

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