



210, CLARENDON PARK ROAD, LEICESTER, LE2 3AG

This is an excellent opportunity to purchase a retail unit with an attractive and well-appointed two-bedroomed flat above in the highly popular Clarendon Park area of Leicester. The extended shop has a total sales area of 79.8 sq. m. (860 sq. ft.) whilst the flat has a lounge, two bedrooms, a kitchen, utility room and bathroom. The premises would be ideal for owner-occupation but will also appeal to investors. There is also potential for a loft conversion subject to approvals.

£259,500

Call 0116 242 9933 for further information

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SITUATION

The property is situated on the south side of Clarendon Park Road close to its junction with Lorne Road in a popular and highly-regarded suburb of Leicester. The premises also lie a short distance from Queens Road, a busy local shopping area and within walking distance of the University of Leicester.



LOCATION

In the 2011 Census, the population of the Leicester City Council area was approximately 330,000, the highest in the East Midlands, with approximately 510,000 in the wider Leicester urban area. It is, therefore, the tenth largest city in the UK and England's 11th largest urban area.

Leicester is situated adjacent to the M1 at its intersection with the M69 and, road communications are very good. The Midland Mainline Railway serves the city and the journey time to London St. Pancras is just over an hour. Furthermore, East Midlands Airport is approximately half an hour's drive away.

There are two large universities, the University of Leicester and Leicester De Montfort with a combined population of approximately 40,000

Major employers include the two universities, Pepsico, Next Plc, Santander, Samworth Brothers, Crown Crest Group, Shoe Zone Group and Topps Tiles.

Leicester has a broad industrial and commercial base with nearly 25% of the population working in the manufacturing sector compared with a national average of 15%.

DESCRIPTION

The property comprises a mid-terrace, two-storey property of brick and tile construction with an extended retail shop to the ground floor and a two-bedroomed flat above. The shop would suit a range of businesses and the flat has been refurbished to a very good standard and can be readily separated to make it self-contained.

The property was re-roofed in 2017.



ACCOMMODATION

The ground floor has a total sales area of 79.8 sq. m. (860 sq. ft.) with a store and WC to the rear.

The flat comprises a large lounge, two bedrooms, kitchen, utility room and bathroom.

There is a large loft with potential for conversion subject to obtaining the necessary approvals.

TENURE

Freehold

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SERVICES

The property is connected to main electricity, water and drainage services.

A gas supply is available but not currently connected.



PLANNING

The property has planning permission for the current retail and residential uses.

BUSINESS RATES

The ground floor premises have a Rateable Value of £10,500 which includes the first floor accommodation.

Under current regulations, no business rates are payable subject to conditions.



PRICE

£259,500



ENERGY PERFORMANCE CERTIFICATE

EPC Rating 72 (Band C)

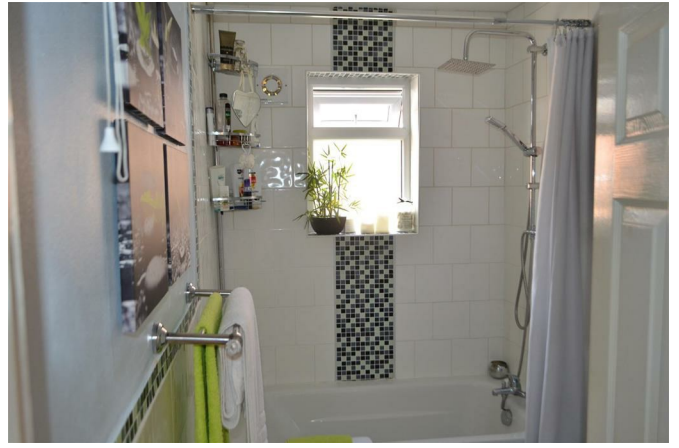
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LEGAL COSTS

Each party is to be responsible for their own costs in respect of the transaction.



STAMP DUTY LAND TAX

Potential purchasers are advised to seek advice in respect of liability for stamp duty land tax in respect of this transaction.



VALUE ADDED TAX

VAT is not payable on the purchase price.



POSSESSION

Vacant possession will be granted on completion of legal formalities.

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VIEWINGS

Strictly by arrangement with Andrew Granger & Co on 0116 2429933. Contact Kevin Skipworth at email address kevin.skipworth@andrewgranger.co.uk

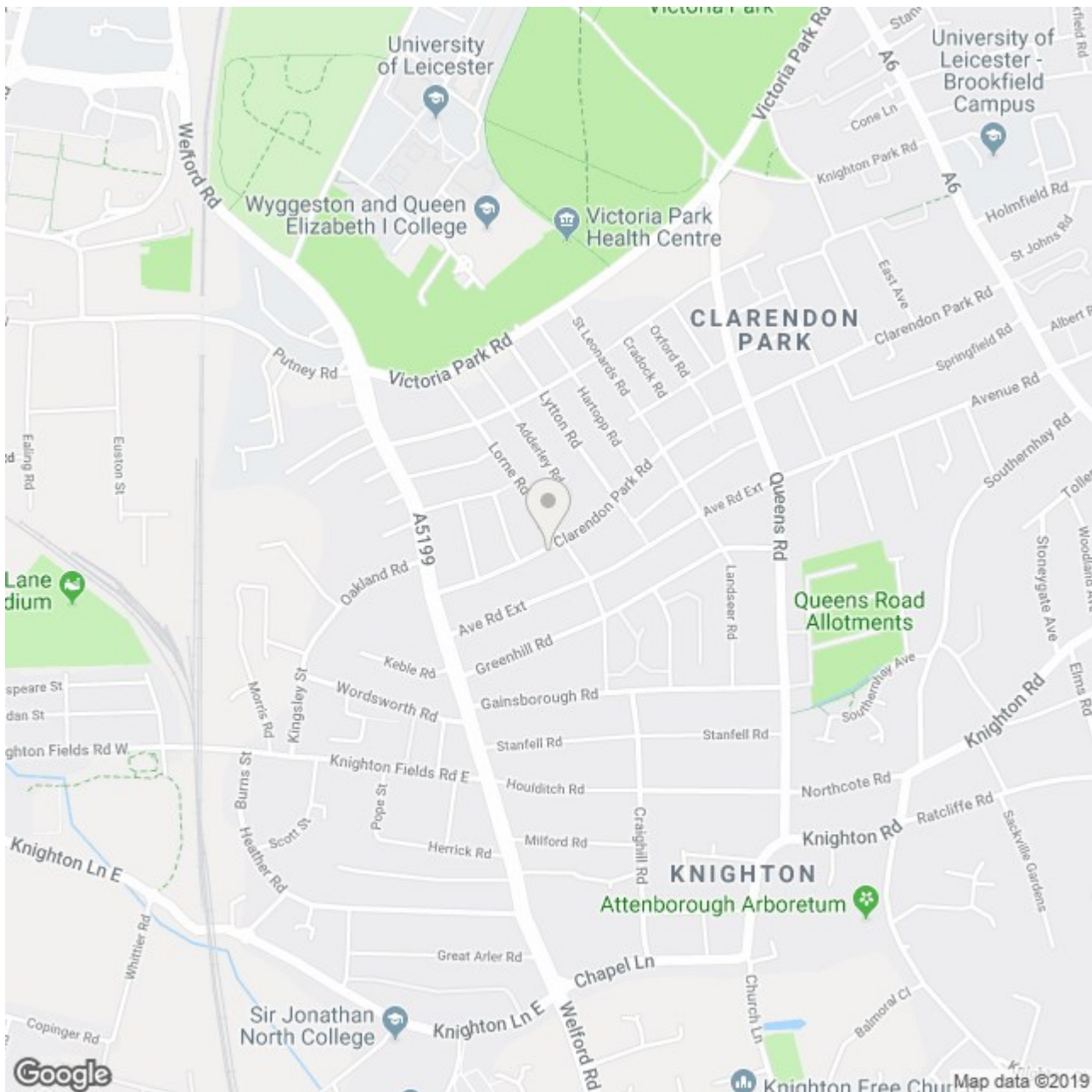


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LOCATION



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