London Road, Leicester, LE2 5DN

ANDREW GRANGER & CO

Part of SHELDON BOSLEY KNIGHT LAND AND PROPERTY PROFESSIONALS

£375,000

- Investment Purchase
- Well-presented accommodation currently fitted as a clinic.
- Grade II Listed Building
- Prime position on busy London Road (A6)
- Great Transport Links

Location
Oadby is a highly regarded and affluent suburb located south-east of Leicester City Centre. London Road (A6) is one of the principal arterial routes into the city, carrying substantial daily traffic and serving a well-established mix of independent retailers, cafés, restaurants, professional practices and national operators. The property benefits from excellent accessibility, with regular public transport services and convenient road links to Leicester City Centre, A6, A563 ring road, and Junction 21 of the M1/M69 motorway network. The surrounding area is predominantly residential, providing a strong local customer base alongside passing trade.

Description
This attractive commercial premises occupies a prominent roadside position within one of Leicester's most established suburban retail locations. The property is a grade II listed building and provides well-presented accommodation suitable for investment. Benefiting from excellent frontage onto a busy thoroughfare with strong levels of passing vehicular and pedestrian traffic. The unit is currently fitted for use as a medical and aesthetics clinic, offering a high-quality internal specification with treatment rooms, reception/waiting area and ancillary facilities.

Potential for future conversion back to residential (subject to planning and current tenancy).

Lease Details
Term expires in June 2028, with the benefit of Landlord & Tenant Act 54. Currently generating £24,000 Per Annum with annual stepped increases of £1,000.

Accommodation
153.6 sq. m. (1,653 sq. ft.) NIA

Business Rates
Rateable Value: £14,250

Services
The property is connected to: Gas, Electricity, Water, Drainage

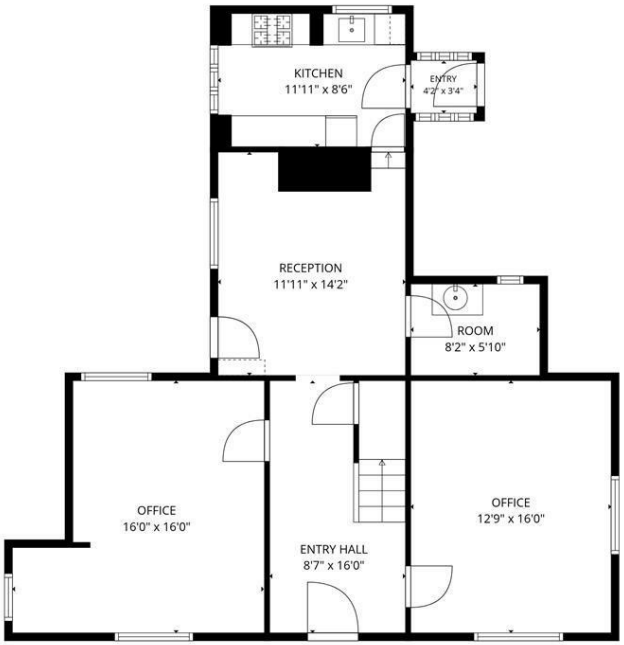
EPC
Rated: C - 56

Viewing
For further information and viewings please contact the team on 01789 206762 or via email commercial@sheldonbosleyknight.co.uk

Important Information
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.

ESTEHAIR
MEDICAL

Plan



1st floor

2nd floor

TOTAL: 1761 sq. ft
1st floor: 749 sq. ft, 2nd floor: 1012 sq. ft
EXCLUDED AREAS: ROOM: 48 sq. ft, KITCHEN: 102 sq. ft, ENTRY: 14 sq. ft,
WALLS: 160 sq. ft

Measurements are calculated accurately but are not guaranteed.

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