Rosemead Drive, Oadby, LE2 5SF

ANDREW GRANGER & CO

Part of SHELDON BOSLEY KNIGHT
LAND AND PROPERTY PROFESSIONALS

£110,000

- Self-contained commercial office premises
- Excellent access to Leicester city centre and the A6
- Investment Purchase
- Passing rent of £7,800 per annum

Location
The property is situated on Rosemead Drive in the popular suburb of Oadby, south-east of Leicester city centre. in a well-established commercial and residential area, offering excellent access to the A6, Leicester Ring Road and the wider motorway network via the M1 and M69. The surrounding area comprises a mix of local businesses, offices and residential properties, with a range of nearby amenities including shops, cafés and public transport links.

Description
The property comprises a self-contained commercial premises arranged to provide well-presented office accommodation, suitable for a variety of professional and business occupiers. The premises offer practical open-plan and private office space with ancillary facilities, benefiting from a convenient layout and specification suitable for immediate occupation, The exterior of this property includes four dedicated car parking spaces.. The property is an investment purchase with tenants in situ.

Accommodation
75.8m^2 (816ft^2) GIA

Services
Connected to: Electricity, water, drainage

Investment
Internal Repairing and Insuring Lease
Term: 5 years, commencing from 17 January 2023.
Rent: £7,800 per annum

Leasehold
999 years from 6 August 1973

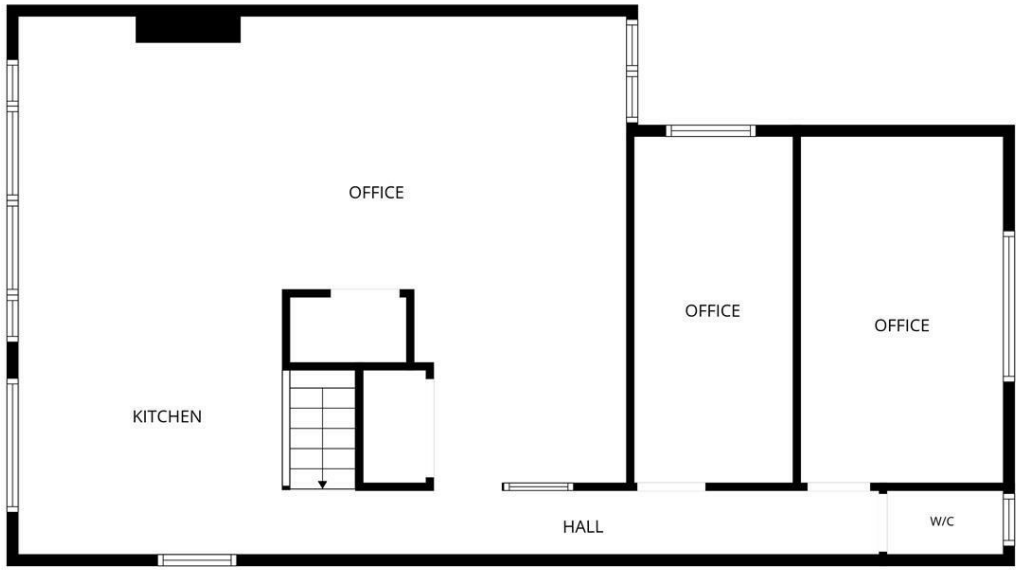
EPC
Rated: 86 - D

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

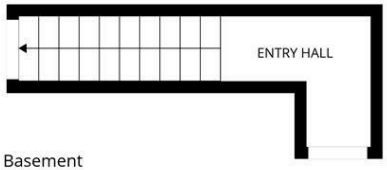
Important Information
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon 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.

D8 SSU

Plan



1st floor



Basement

Measurements are calculated accurately but are not guaranteed.

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