



For Sale / To Let

Industrial Unit With Dual Frontage

Unit 4 + Burgess Road + Leicester + LE2 8QL



8,993 Sq Ft

£750,000 for the Freehold
£50,000 per annum



Flexible industrial accommodation



Forecourt parking / loading



Dual frontage (Burgess Road / Cyprus Road)



Residential development potential STP (0.33 acre site)

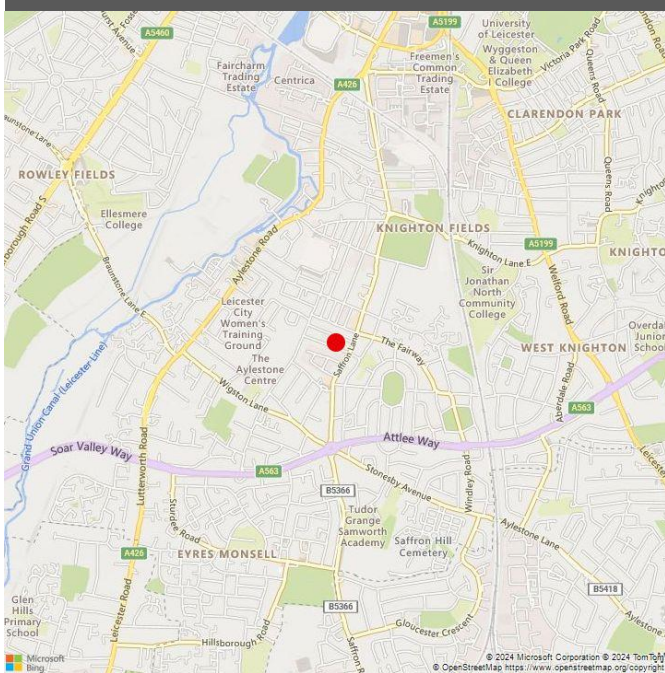


Location

The property is situated on Burgess Road, Leicester, located approx. 3 miles from Leicester City Centre and within the close proximity to the Outer Ring Road (A563) within a mixed industrial and residential location.

The site has frontage from both Burgess Road and Cyprus Road with recent developments in the area including three storey residential accommodation immediately adjacent.

The Property



SAT NAV: LE2 8QL

Rating Assessment

Rateable Value (2023): £24,500

U.B.R (2023/2024): £0.512

Est. Rates Payable (2023/2024): £12,544

Energy Performance Certificate

A copy is available upon request.

Description

An industrial unit built around a mixture of north light roof and steel truss construction, across multiple bays, with corrugated roof incorporating translucent roof lights.

In recent years the property has been extended to provide trade counter/showroom which has a profile sheet roof covering, fitted with suspended ceilings, inset LED lighting and gas fired heating. The unit to the rear has solid floors throughout, with an internal eaves height of 2.9 metres, strip lighting and 3 phase electrics.

Loading and parking is facilitated over a secure yard with level roller shutter access to the front elevation.

The surrounding area is characterised as a mixture of industrial and residential accommodation, including a recent three storey development North West of the site. Consequently, the property may be suitable for residential development, subject to planning.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground floor Industrial + Trade Counter	8,993	835.4
TOTAL	8,993	835.4

Terms

The Freehold of the property is available with full vacant possession at a price in the region of **£750,000**.

The Leasehold of the property is available for a period of years to be agreed at an initial rent of **£50,000 per annum exc.**

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

Unrepresented parties are recommended to obtain professional advice.

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Viewing

Strictly by appointment with the sole agent

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