



For Sale / To Let

Period Office Building with Substantial City Centre Parking

Berkeley House + Regent Street + Leicester + LE1 7BR



14,722 Sq Ft
(1,367.7 Sq M)

£1,650,000 for the Freehold
£150,000 Per Annum



Grade II listed



**Residential
conversion
opportunity STP**



**Substantial
parking provision
(1:360 sq ft ratio)**



**Detached, self-
contained premises**



**Good transport
links**



**Car park rented out
on a three-year
term with a rolling
break notice**

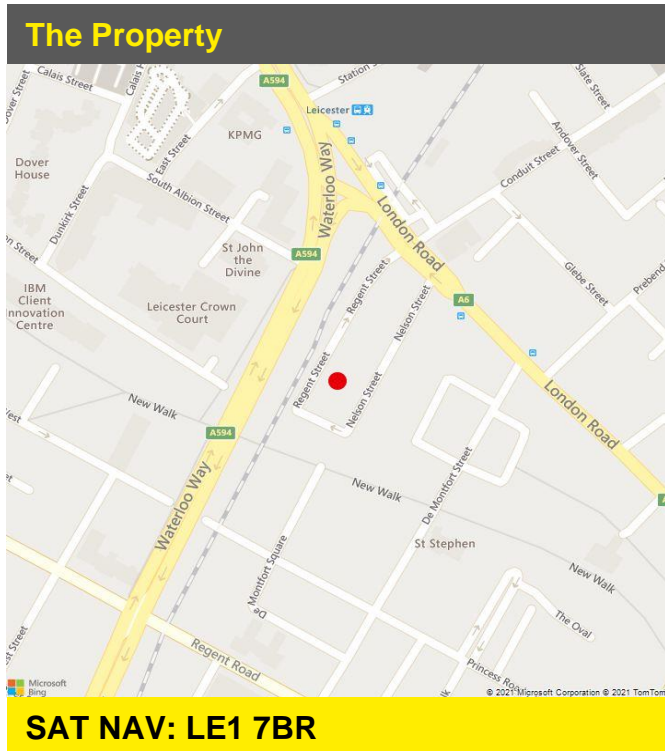


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Location

The property is prominently positioned on Regent Street in Leicester City Centre, within very close proximity to Leicester Railway Station and New Walk.

Road links are good being accessible by vehicle off London Road (A6) and the Inner Ring Road (A594).



Description

Attractive self-contained Grade II listed detached three storey period building of brick construction with plastered external finish with timber sash windows and a flat roof over.

The property comprises a mixture of open plan and cellular office accommodation in addition to a large reception area, with staff facilities and WCs provided at each level.

Car parking is available via a large self-contained courtyard at the front of the building, with a total of 41 demised spaces currently provided.

Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Lower Ground Floor	4,851	450.7
Ground Floor	4,791	445.1
First Floor	5,080	479.9
TOTAL	14,722	1,367.7

Energy Performance Certificate

Listed buildings are exempt from requiring an EPC.

Leasehold

The property is available by way of a new lease on a full repairing and insuring basis for a period to be agreed at a rent of **£150,000 Per Annum** exc. VAT is applicable to the rent and will be charged at the prevailing rate.

Freehold

The premises are available on a freehold basis with a guide price of **£1,650,000 plus VAT**.

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.

Rating Assessment

Rateable Value (2023): £141,000

U.B.R (2023/2024): £0.512

Est. Rates Payable (2023/2024): £72,192

Rating information is for guidance purposes only and should not be relied upon.

Tenancy

The car park is let to SIP Car Parks Limited on a three-year term from 18th July 2022 expiring on 17th July 2025 at a current passing rent of £16,000 pa. The lease is subject to a mutual rolling break clause exercisable with three months' notice in writing.

Viewing

Strictly by appointment with the sole agent

Joe Dodd
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