Leicester
City Council

PREMISES TO LET

7 CASTLE VIEW, LEICESTER
LE1 5WH

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Location

The premises is located next to the De Montfort University campus and is within a few minutes walk of Leicester's city centre. Leicester's railway station is also less than 1 mile from the property and junction 21 of the M1 motorway is less than 4 miles away.

Description

The premises (which is in need of some works of internal refurbishment) is a Grade II listed brick built property with a pitched slate covered roof situated within the Castle conservation area.
On the ground floor there is 1 room (approx. area of 14 sq m) and a kitchen. The first floor has 1 room (approx. area of 16 sq m) and a bathroom with a dressing area.

Use

The existing use for the property is residential. It may also be suitable, subject to obtaining all necessary consents, for office use and interested parties are advised to discuss their proposals with;
Sam Peppin-Vaughan (Planning Management & Delivery Group) tel. 0116 252 8684 Sam.PeppinVaughan@leicester.gov.uk and
Jennifer Timothy (Senior Conservation Officer) tel. 0116 252 7296 Jennifer.Timothy@leicester.gov.uk

Terms

The premises are to be let under a 3 year lease contracted out of sections 24 to 28 (inclusive) of the Landlord and Tenant Act 1954. Residential use would only be possible via the letting of a business tenancy.
Each party are to bear their own costs in relation to the letting of the property.

Rent

Offers in the region of **£6,000 pa** exclusive of rates are sought for the property. A rent free period may be available for agreed internal refurbishment works undertaken by the tenant to an agreed standard.
No election for VAT has as yet been made on the property.

Rates

The property is not currently assessed for business rates.

Energy Performance Certificate (EPC)

An EPC has been obtained, please contact Greg Pollard on (0116) 252 8076 for further information.

Viewing

To arrange a viewing of the property please contact:
Greg Pollard of Strategic Asset Management on (0116) 252 8076 or
email; Greg.Pollard@leicester.gov.uk