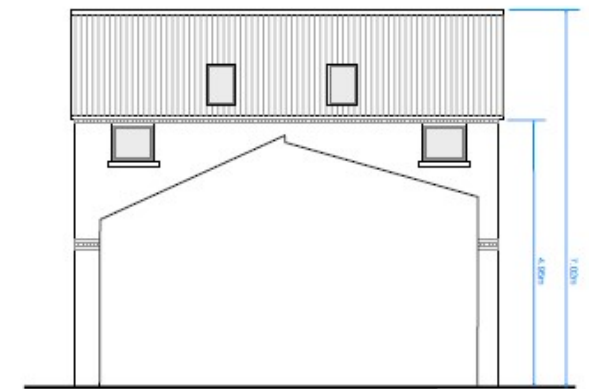


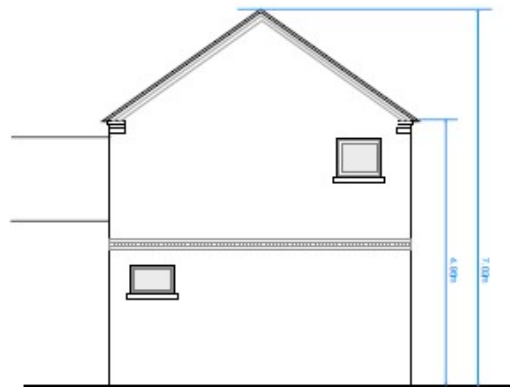
FRONT ELEVATION (TO LIVINGSTONE STREET)



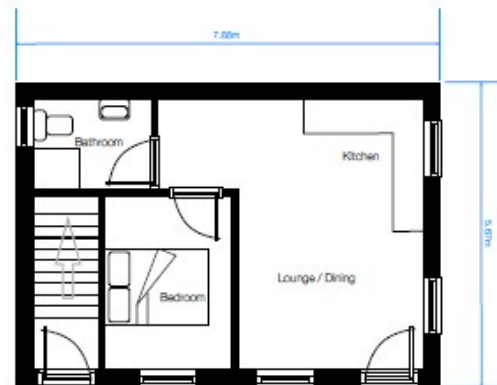
FIRST FLOOR



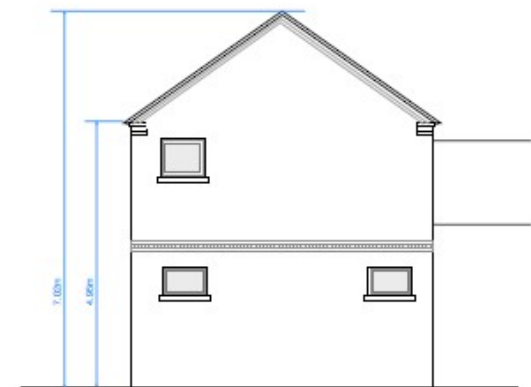
REAR ELEVATION



SIDE (SOUTH ELEVATION)



GROUND FLOOR



SIDE (NORTH ELEVATION)

62 – 64 FOSSE ROAD SOUTH

FRONTING LIVINGSTONE STREET, LE3

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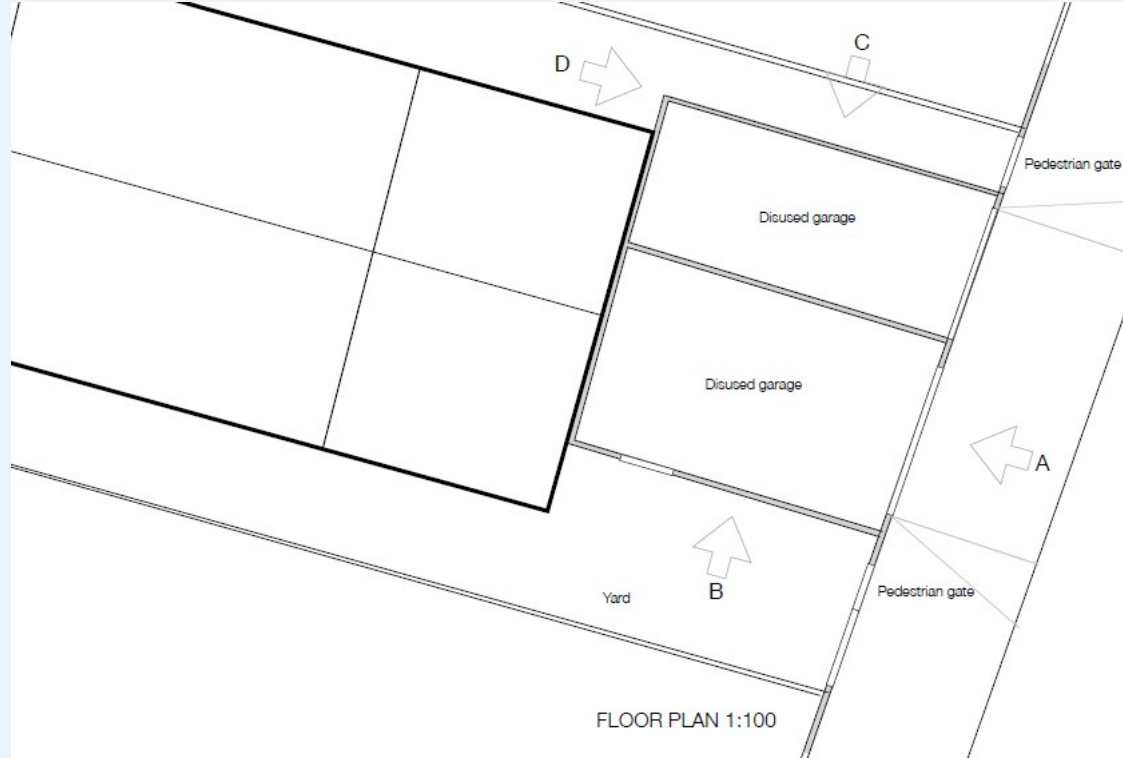
62 - 64 Fosse Road South
West End
Leicester
LE3 0QD

A superb opportunity to acquire a garage and land for demolition, with planning permission for the construction of a two-storey building to accommodate two self-contained one bedroom apartments (Class C3).

Leicester City Planning Application Number 20213073.

Location

Fosse Road South is situated in the heart of the popular West End of Leicester which is within easy walking distance of the city centre, professional quarters and mainline railway station, local day-to-day shopping facilities found along Narborough Road and Braunstone Gate where many trendy bars and restaurants can be found.



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Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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