



READINGS

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- Rare Freehold Opportunity
- Vacant Possession
- City Centre Location
- Ideal for Investors



£149,950

47 Church Gate, LEICESTER, LE1 3AL

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Potential Investment Opportunity or Ideal for an Owner Occupier!

Readings Property Group are pleased to bring to market a rare opportunity to purchase a freehold premises in Leicester City Centre. The property has been occupied by a well-established family business established in 1903 and will be sold with vacant possession.

Description & Location

The property is occupied by Roberts of Churchgate who have traded in the property since 1903. The ground floor consists of a shop floor with a rear store and WC facilities. The first floor is used for storage and has a rear access door.

The property occupies a City Centre location, located close to the Clock Tower. Access to the Highcross Shopping Centre is located approx. 100 yards from the premises. The surrounding area accommodates a variety of independent businesses.

Opportunity & Terms

The property is being offered on a vacant possession basis. The property is ideal for an investor looking to lease the whole building to a long term occupier. There is strong demand from potential tenants for shops of this size on Church Gate.

The property is being offered at £149,950.

Accommodation

The Gross Internal Area is as follows:

Ground Floor 42.0 sqm

First Floor: 39.2 sqm

Total: 81.2 sqm (874 sf)

Rating

Rateable value: £6,600

Rates payable 2026/27: TBC

Prospective buyers are required to confirm rates payable with the local authority and make their own enquiries regarding small business rates relief.

Energy Performance

TBC

Planning

Taking in to consideration the current user, we believe the current planning use would fall under Class E

We would advise all interested parties to make their

own enquiries and not solely rely on information we have provided

VAT

VAT is not payable

Services

Mains Water, Electric & Gas are available

Legal Costs

Each party to pay their own legal costs.

Viewings

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar). (0116) 2227575

Agent Notes

CONSUMER PROTECTION LEGISLATION - These details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.