



READINGS

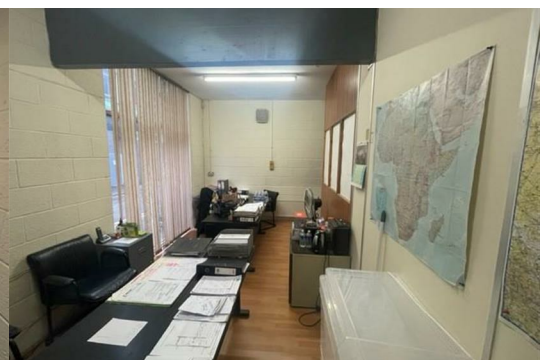
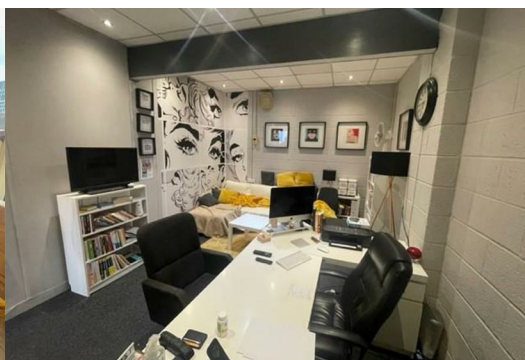
www.readingspropertygroup.com



Unit 1A St Matthews Business Centre, Gower Street, Leicester, LE1 3LJ

£180,000

Readings Property Group are pleased to bring to market the opportunity to purchase a centrally located office premises situated within the established St Matthews Business Centre and within walking distance to Leicester City Centre. The property is being offered on a long leasehold basis.



Location

The property is located on Gower Street, which is accessed off Belgrave Gate. The rear of the property backs on to Burleys Way / St Matthews Way Roundabout.

Terms

The property is being offered for offers in the region of £180,000.

Tenure

The property is being offered on a Leasehold basis with 87 years remaining of the original 125 year lease from 02.01.1985. We understand there is no payment required towards the Service Charge and Ground Rent

Accommodation

The property is over two floors with the following measurements:

Ground Floor: 48.93

Consists of a reception, and two separate offices rooms.

First Floor: 50.1

Consists of an open plan office / meeting room, kitchen.

WC facilities are available on both floors.

Total Net Internal Area: 99.0 (1,065 sf)

There are two car parking spaces allocated.

Rating

Rateable value is:

Ground Floor: £3,100

Rates payable 2022/23: £TBC

First Floor: £2,550

Rates payable 2022/23: £TBC

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

Energy

EPC Rating 'E - 122'

VAT

We understand VAT is not applicable.

Services

Mains water, electric and gas are available.

Legal Costs

Each party to bear their own 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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	