



READINGS

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- **For Sale or To Let**
- **Suitable for Medical Purposes & Education (Subject to Planning)**
- **Excellent potential for residential conversion or alternative uses, subject to planning**
- **Available immediately with vacant possession**
- **Modern, well-presented office accommodation throughout, ready for immediate occupation**
- **Circa 0.3-acre site with on-site parking for 15–20 vehicles**



£700,000

The Old Rectory, 46 Leicester Road, Narborough, Leicestershire, LE19 2DF

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Readings Property Group are pleased to bring to market the opportunity to buy or lease a site which consists of a detached period building dating from 1872 and which offers a separate self-contained rear annexe, available either individually or together. The site offers extensive parking, and provides a mix of open-plan and private offices, meeting facilities, kitchen and WC amenities, retained Victorian features, modern finishes, and useful loft storage. The rear annexe has secure fob access and offers predominantly open-plan office space with storage, its own kitchen and WC facilities, and excellent natural light throughout.

Location

The Old Rectory occupies a prominent position on Leicester Road in central Narborough, around six miles south-west of Leicester city centre. The property is close to local amenities such as medical clinics, nurseries and Narborough village centre, while Narborough Railway Station is just 0.3 miles away. It also benefits from excellent road links, with Junction 21 of the M1/M69 approximately 2.5 miles to the north.

Description

The site comprises an impressive detached period building to the front, originally dating from 1872, together with a separate self-contained annexe positioned to the rear. Both sites are available separately or as one.

Access is provided via a vehicular entrance from Leicester Road, leading to a substantial circular driveway that surrounds the main building. This arrangement offers convenient ingress and egress, together with extensive on-site parking.

Accessed via an arched entrance, internally a central hallway showcases a number of retained Victorian features. The ground floor has a combination of open-plan and private office accommodation arranged on either side along with a modern fitted kitchen, a boardroom, and male and female WC facilities.

A central period staircase provides access to the first floor, which offers a further mix of open-plan and individual offices, together with additional WC facilities. A secondary staircase leads to a boarded loft space with full standing height to the apex, benefiting from natural light via a rear-facing window and providing useful storage accommodation.

The office accommodation throughout the main building is presented to a modern standard and includes fitted carpeting, comfort cooling, suspended ceilings with inset lighting, and partial wall-mounted heating, complemented by plastered and painted wall finishes. The property is also fitted with an alarm system.

The rear annexe is fully self-contained, accessed via fob-secured doors and arranged predominantly as open-plan office space with additional stores. It includes its own kitchen and WC and enjoys good levels of natural light throughout.

Price

To Let: The property is available on a new long lease at a commencing rent of £50,000 per annum exclusive, on terms to be agreed.

For Sale at offers over £700,000.

Accommodation

The Gross Internal Area of the main building is as follows

Basement — Main: 410 sq ft / 38.1 sq m

Ground Floor — Main: 1,057 sq ft / 98.2 sq m

First Floor — Main: 995 sq ft / 92.4 sq m

Loft — Main: 439 sq ft / 40.8 sq m

Annexe:

Ground Floor: 94.5 sq m (1,017 sqft)

First Floor: 10.1 sqm (109 sq ft)

Total: 104.6 sqm (1,126 sqft)

Total GIA of whole site:

374.1 (4,027 sf)

Rating

Rateable Value (2023): £28,750

UBR (2026/2027): £0.508

Est. Rates Payable (2026/27): £14,605

Energy Performance

EPC — Main Building: C (54)

EPC — Annexe: D (94)

VAT

VAT is payable

Services

Mains Water, & Electric are available

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs for the preparation of the lease.

Application & Referencing

All applications will be subject to the relevant checks.

Viewings

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

Agents Notes

CONSUMER PROTECTION LEGISLATION - These letting 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.