READINGS
www.readingspropertygroup.com



- **Investment Opportunity**
- **Rental Income £19,500 per annum**
- **Grade II Listed 3 Storey Period Building**
- **Future Development Opportunity**





Offers over £300,000

1 Museum Square, Leicester, LE1 6UF

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Readings Property Group are pleased to bring to market, the opportunity to purchase an office investment close to Leicester City Centre and within 5 mins walking distance to Leicester Railway Station. The property is currently let to MDA Consulting Ltd who have been in occupation for over 40 years. The opportunity offers investors the chance to increase the rent at lease renewal in 2028 or alternatively offers future residential development opportunity.

Location

The property is located within an established business district of Leicester close to the pedestrianised New Walk and overlooking Museum Square Park. It forms part of a row of period buildings that are all currently in office use as are many of the buildings along New Walk, whilst other nearby buildings along Princess Road West are currently in residential use. It offers good access into the city centre and has access off Princess Road West to potential parking area at the rear of the building. It also lies within the New Walk Conservation Area

Description

The property comprises a three storey mid-terraced imposing Grade II Listed property, believed to have been originally built during the mid-19th Century. The property accommodates office and meeting Rooms throughout and a basement for storage of files. There is approx a total of. 6-7 car parking spaces in front and to the rear of the building. WC Facilities are available on ground and first floor.

Opportunity & Lease Details

The Property is currently let on a Full Repair & Insuring basis at £19,500 per annum to MDA Consutling Ltd for a term ending 24 June 2028. There is the opportunity to re-develop the site or increase the rent at renewal.

Terms

The property is being offered at Offers over £300,000

Accommodation

The property accommodates three floor of office and meeting rooms.

Ground Floor: 65.3 sqm (703 sf)
First Floor: 60.8 sqm (654 sf)
Second Floor: 69.5 sqm (748 sf)_

Basement: 39.2 sqm (421 sf)

Total Net Internal Area
195.6 sqm (2105 sf)

Rating

Rateable value: £15,750
Rates payable 2026/27: TBC

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

Energy Performance

E-104

Planning

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 Electric, Gas and Water is available.

Legal Costs

Each party to be responsible for 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 marketing 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 buyer/tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice