



READINGS

www.readingspropertygroup.com



- Rare Freehold Opportunity
- Vacant Possession
- Potential to Convert Upper Floor to Residential
- City Centre Location



£195,000

23 Loseby Lane, Leicester, LE1 5DR

23 Loseby Lane, Leicester, LE1 5DR

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 the popular Lanes District of Leicester City Centre. The property has been occupied by a well-established family business established in 1960 and will be sold with vacant possession.

Description & Location

The shop is located within the Lanes District of Leicester City Centre and close to the High Street Highcross Shopping Centre Entrance. It is also close to the historic tourist area including Richard III burial site and Leicester Cathedral.

The property consists of a ground floor retail area with a rear office and a basement which is utilised for the display of art. The first & second floor is accessed from a separate rear access and is utilised as a workshop and storage area.

Opportunity & Terms

The property has the ability subject to planning to be split to create a self-contained apartment on the upper floors and retain the ground floor & basement for retail use.

The property is being offered at offers over £195,000.

Accommodation

The Net Internal Floor Area is as follows:

Ground Floor & Basement: 29.5 sqm (317 sqft)

1st & 2nd Floor: 36.4 sqm (392 sqft)

Total NIA: 65.9 sqm (709 sqft)

Rating

Rateable value: £4,800

Rates payable 2025/26: 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

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

We understand VAT is not applicable.

Services

Mains Water & Electric 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 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.