

**MATHER
JAMIE**

01509 233433

128 Halkin Street
Leicester
Leics
LE4 6JW

FOR SALE
£275,000



Industrial Premises

285.13 sq m (3,069 sq ft)

128 Halkin Street, Leicester, Leics, LE4 6JW

DESCRIPTION

The subject property comprises a two-storey mid-terrace industrial premises of brick construction providing office, storage and warehouse space on the ground floor with additional warehouse space on the first floor. In addition, there is a roller shutter loading door to the front elevation, WCs and 3-phase power.

On-street parking is available on Halkin Street and the surrounding area.

ACCOMMODATION

Ground Floor		
Warehouse/Office/WCs	190.14 sq m	(2,047 sq ft)
First Floor		
Warehouse	94.99 sq m	(1,022 sq ft)
Total GIA	285.13 sq m	(3,069 sq ft)

TENURE

The property is available freehold with vacant possession.

PRICE

£275,000 (two hundred and seventy five thousand pounds).

VAT

VAT will not be charged on the sale price.



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BUSINESS RATES

Local Authority: City of Leicester
Period: 2024/2025
Rateable Value: £10,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 114 within Band E. The EPC is valid until 8 February 2025.

PLANNING

We understand the premises have authorised planning consent under Class E (light industrial) / B2 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



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LOCATION

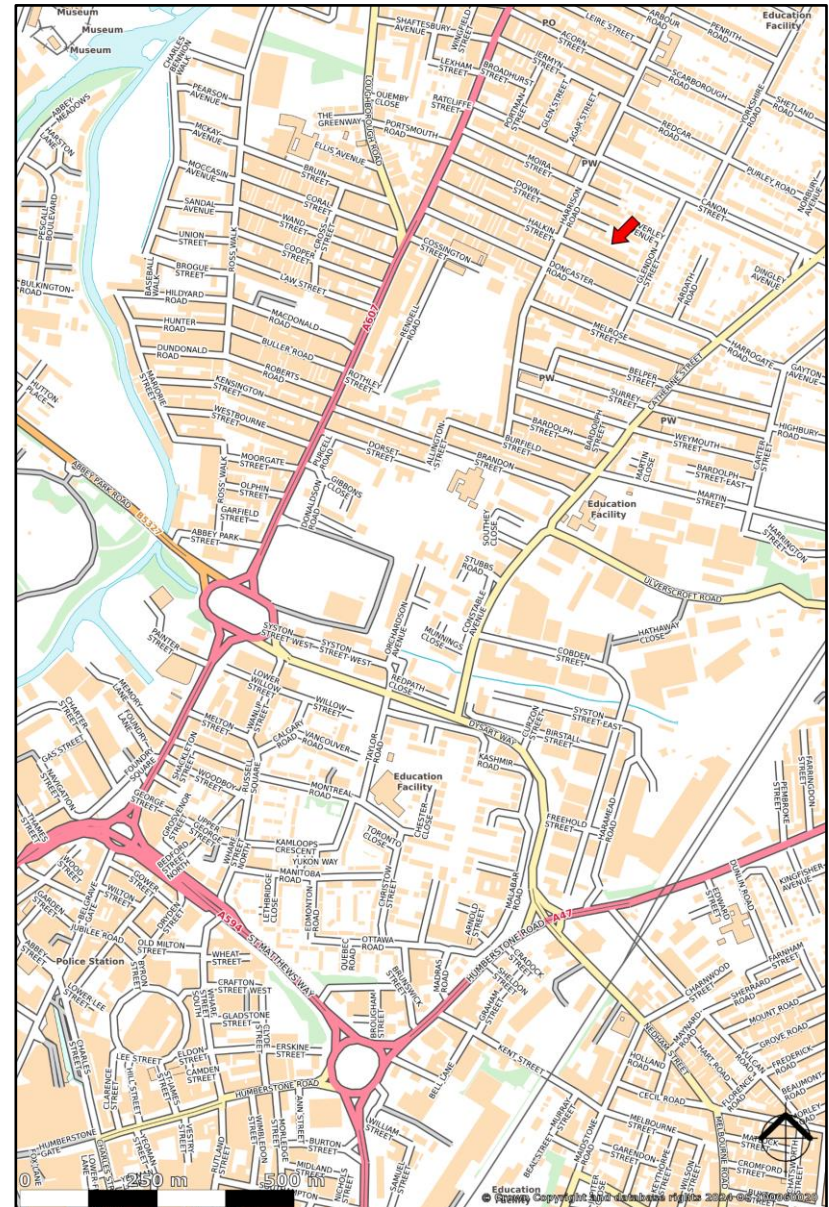
The property is located on Halkin Street, off Melton Road, in a central position between its junction with Harrison Road and Glendon Street.

Leicester city centre is approximately 1 mile to the south-west with local amenities offered nearby on Belgrave Road and Melton Road. The property is surrounded by residential dwellings and industrial occupiers.



what3words:

///driver.risk.lights



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations