

lot 51

Reynard House 37 Welford Road, Leicester LE2 7AD

Rent
£230,000
per annum
exclusive
(see note 2)

Freehold Office Investment with
Residential Potential (subject to
consents)

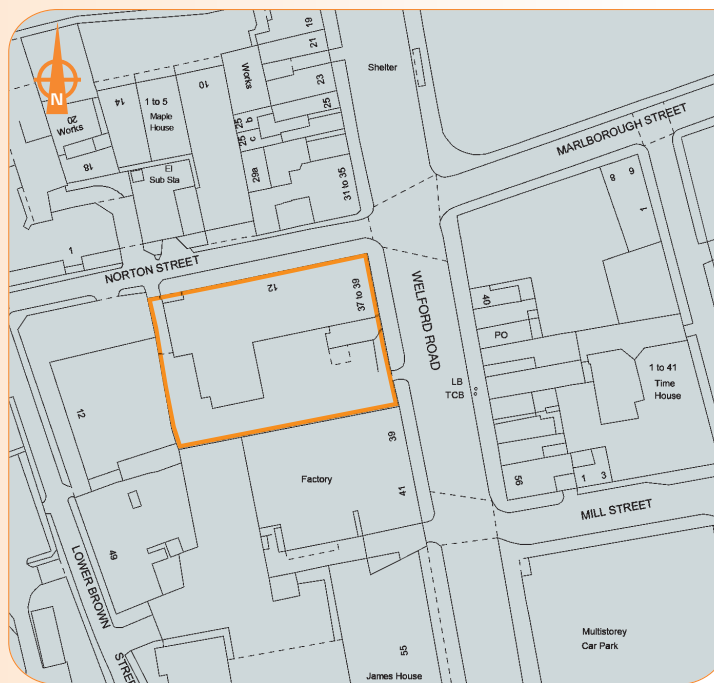
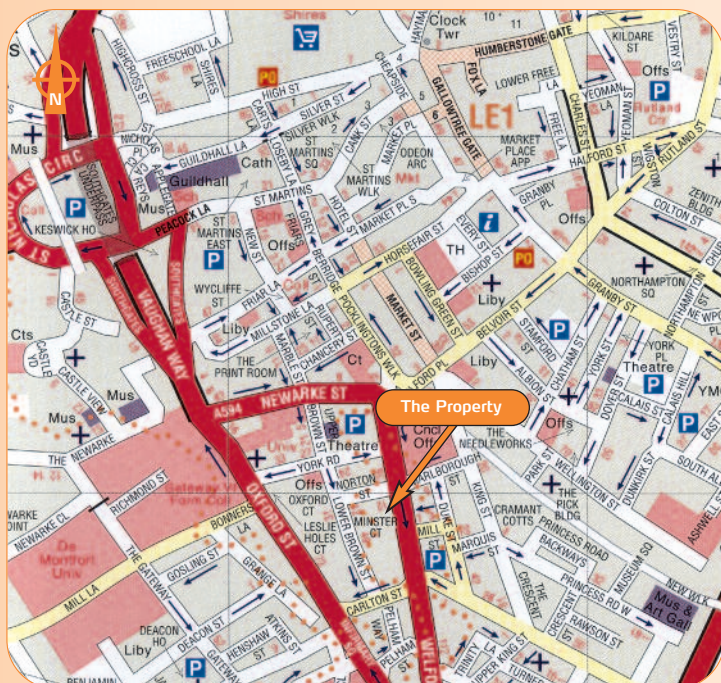
- Comprises approximately 2,393.40 sq m (25,763 sq ft)
- Prominent position in Leicester City Centre adjacent to the New Walk Centre Development site

- Approximately 170 metres east of De Montfort University campus and 320 metres north of Leicester Royal Infirmary
- Active management potential
- Car parking for approximately 40 cars



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Location

Miles: 43 miles north-east of Birmingham
30 miles south of Nottingham
20 miles north-east of Coventry
Roads: M1, M69, A6, A47
Rail: Leicester Railway Station
Air: East Midlands Airport, Birmingham City Airport

Situation

The property is situated on the west side of Welford Road and at its junction with Norton Street in Leicester city centre, some 170 metres east of De Montfort University campus and some 320 metres north of Leicester Royal Infirmary. The property benefits from being situated opposite to the New Walk Centre site with plans announced for a new 50,000 sq ft scheme comprising office, retail and residential development. (Source: www.leicester.gov.uk/news).

Description

The property comprises office accommodation on the ground to third floors. The offices benefit from central heating, suspended ceilings and perimeter trunking as well as a passenger lift and car parking for approximately 32 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Planning

The property may be suitable for residential redevelopment under either permitted development or full planning consent. Leicester City Council City Hall, 115 Charles Street, Leicester, LE1 1FZ. Tel: +44 (0)116 454 1000. Email: planning@leicester.gov.uk

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	(Reversion)
Ground	Office	546.80 sq m	(5,886 sq ft)	CARRINGTON CARR HOLDINGS LIMITED AND FCT ENTERPRISES LIMITED (1)	10 years from 24/06/2010	£230,000 (2)	23/06/2020
First	Office	616.80 sq m	(6,639 sq ft)				
Second	Office	634.70 sq m	(6,832 sq ft)				
Third	Office	595.10 sq m	(6,406 sq ft)				
Totals		2,393 sq m	(25,763 sq ft)			£230,000 (2)	

(1) Part of the property is occupied by Legacy Wills and Estate Planning Limited.
(2) The tenant has not paid the rent since the September 2015 quarter day.

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