

**St Nicholas House, 51/55 Vaughan Way, Leicester,
Leicestershire LE1 4NR**



Freehold Commercial & Residential Development Opportunity

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St Nicholas House, 51/55 Vaughan Way, Leicester, Leicestershire LE1 4NR



Property Information

Freehold Commercial & Residential Development Opportunity

- Comprises a substantial three storey building with separately accessed rear car park for approx. 15 cars
- Positive pre-application for redevelopment for housing (see planning)
- Site area of approximately 0.13 Ha (0.32 Acres)
- Prominent town centre location with excellent communication links
- Opposite to Highcross Shopping Centre
- VAT not applicable

Private Sale

Available

Vacant Possession

Sector

High Street Retail, Development

On the Instructions of Dignity Funeral Directors

Location

Miles	45 miles north-east of Birmingham, 28 miles south of Nottingham, 24 miles north-east of Coventry
Roads	A594, A6, A47, A50, A563, M1 (J21 & J22)
Rail	Leicester Railway Station (direct services to London St. Pancras in approx. 1 hour)
Air	East Midlands Airport

Situation

The property is prominently situated on the west side of Vaughan Way (A594), directly opposite Highcross Shopping Centre and adjacent to No.1 Great Central Square. The property also benefits from being within walking distance to Leicester Railway Station. Nearby occupiers include, Cosy Club, John Lewis, Screwfix and a range of independent businesses.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a substantial three storey building with a former funeral parlour arranged over the ground floor and ancillary accommodation in the basement and on the first and second floors. The property also benefits from a rear car park for approximately 15 cars, which is accessed from Friars Causeway.

The property extends to a total approximate floor area of 1,327.60 sq m (14,290 sq ft) on a site of approximately 0.13 Ha (0.32 Acres).

VAT

VAT is not applicable to this lot.

Planning

An initial pre-application enquiry received a positive in-principle response from the Council regarding demolition and redevelopment for housing, subject to further pre-application or full planning submission. (See legal pack). All enquiries should be made to Leicester City Council (<https://www.leicestershire.gov.uk/find-your-district-council>) council).

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Possession
Basement	Ancillary	189.10	(2,035)	VACANT
Ground	Commercial	607.10	(6,535)	
First	Office	421.10	(4,533)	
Second	Office	110.30	(1,187)	
Total		1327.60	(14,290)	

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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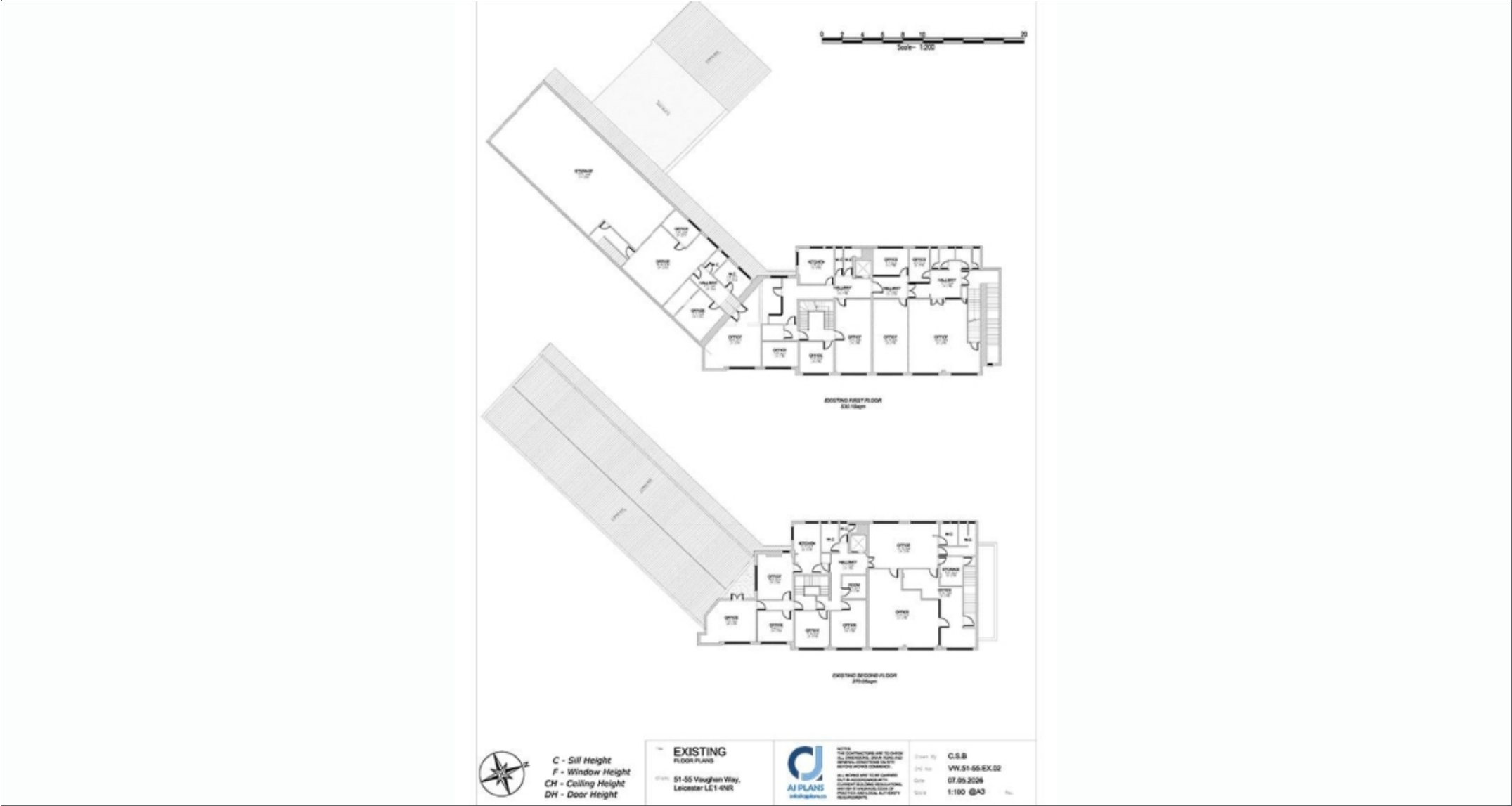
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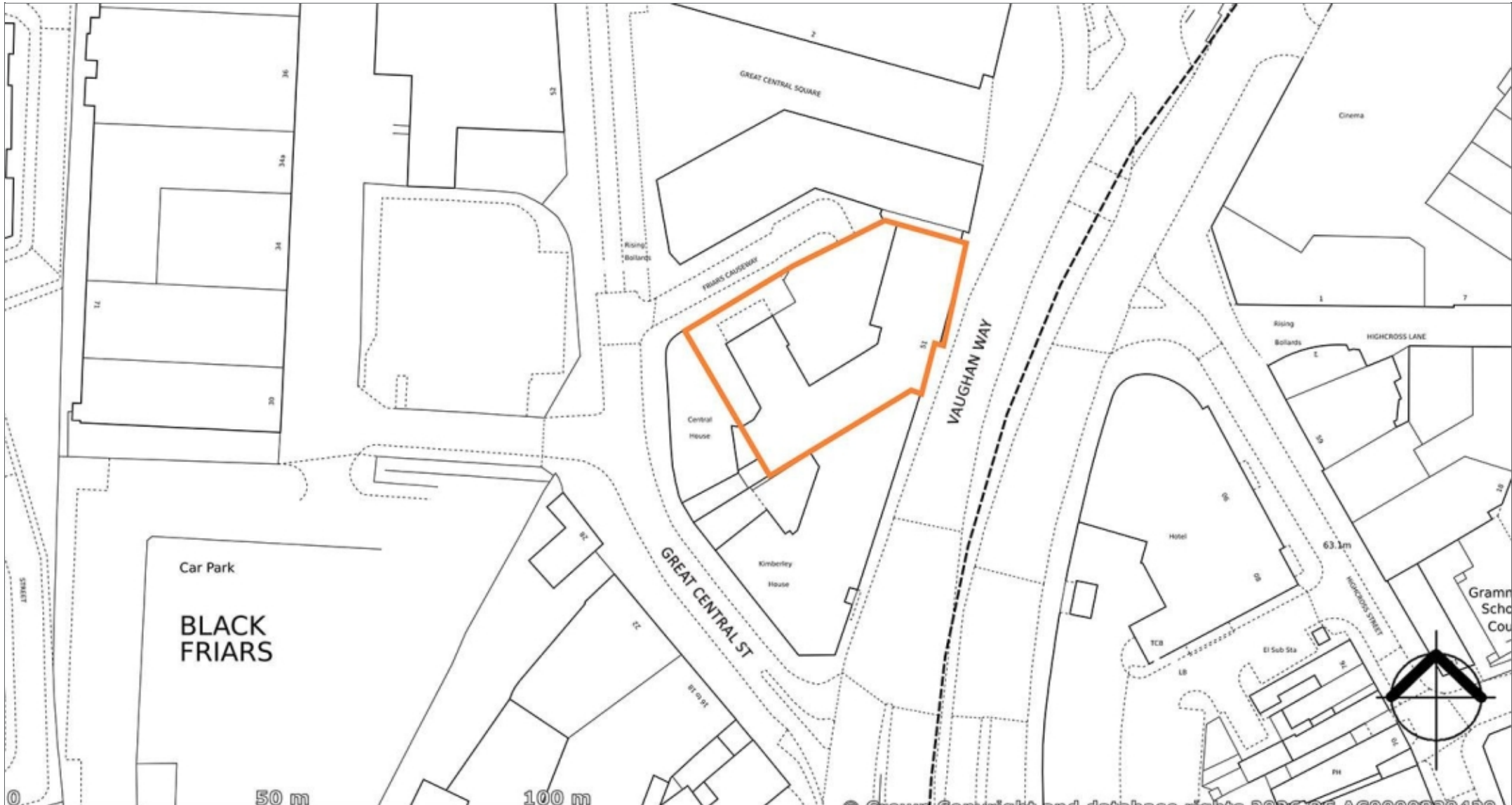
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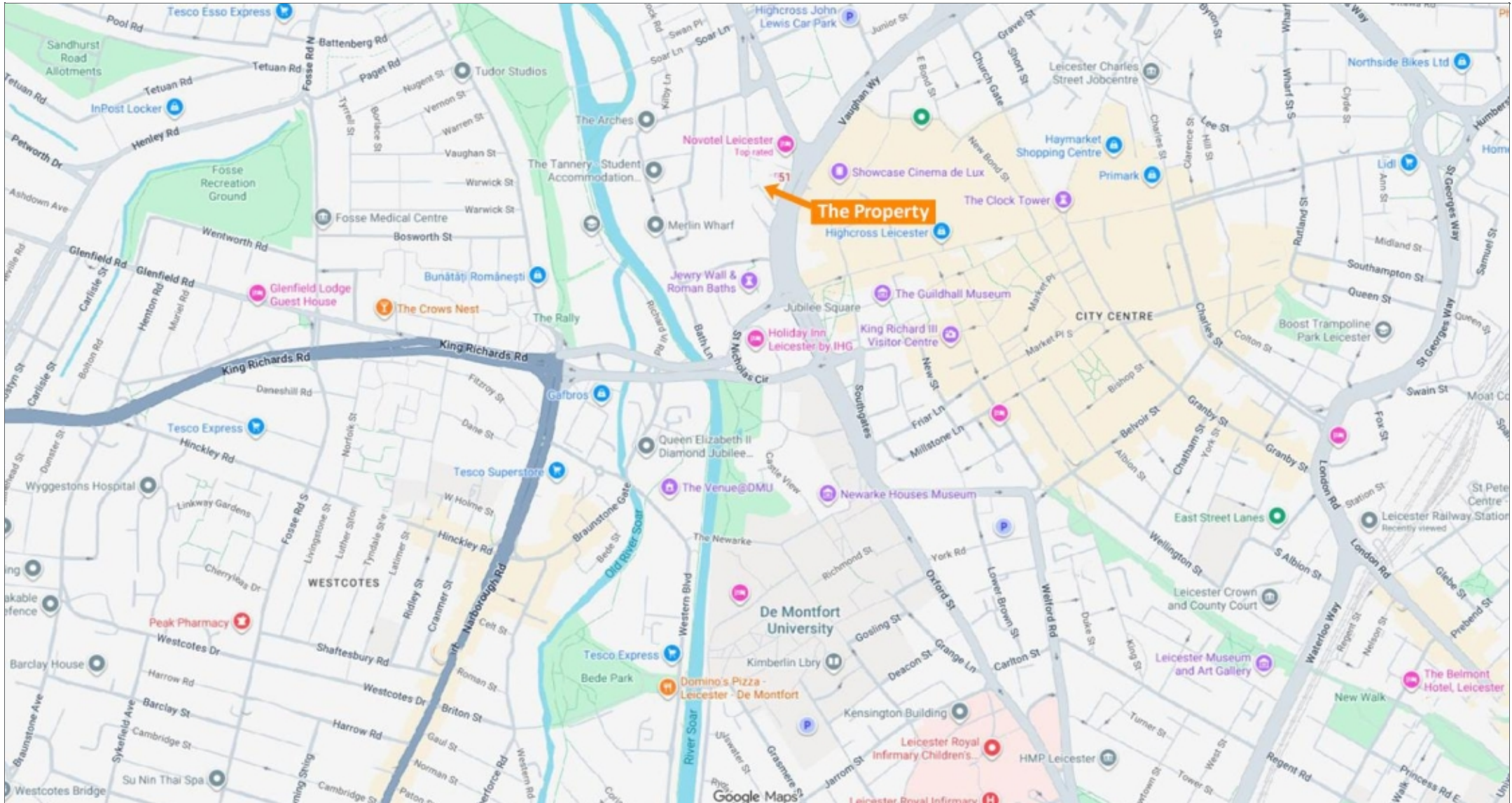




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Seller's Solicitors

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For Sale Via Auction Contract (available within the legal pack).

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