Orchard Mews, Sycamore Street, Blaby, Leicester, Leicestershire LE8 4HW

*Reserve below £50,000 **GROUND RENT INVESTMENT**



SITUATION

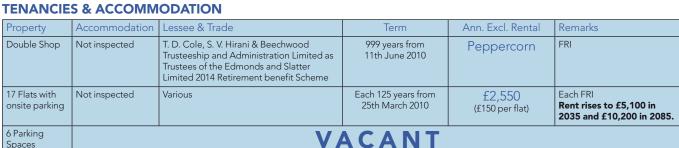
Located close to the junction with Leicester Road within the town centre of Blaby which is an attractive suburb situated approx. 5 miles south of Leicester city centre

PROPERTY

A modern development comprising a **Ground Floor Double Shop** with frontages on both Sycamore Street and Leicester Road together with separate access from Sycamore Street to 17 Self-Contained Flats with onsite parking.

VAT is NOT payable in respect of this Lot

FREEHOLD



Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.

Note 2: Building insurance is placed through the Freeholder's agency. Current sum insured £4,898,948. Current premium £4,022.74.

The Surveyors dealing with this property are

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STEVEN	GROSSM	AN and	ELLIC	TTC	GREENE

TOTAL	£2,550 plus 6 Vacant Car
	Spaces

VENDOR'S SOLICITORS Charles Russell Speechlys LLP - Tel: 01242 246 336 Ref: Ms Julie Sharpe - Email: julie.sharpe@crsblaw.com