



SITUATION

Located close to the junction with Horsefair Street, in this pedestrianised shopping thoroughfare in the town centre, nearby multiples such as **McDonald's** and **Caffé Nero** and a variety of independent retailers, bars and restaurants.

Leicester is the largest city in the East Midlands and an important administrative centre, well served by the M1 (Junctions 21 & 21A), situated some 25 miles south of Nottingham and approximately 30 miles east of Birmingham.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on basement, first, second and third floors.

[Refer to the Auctioneers for the video tour of the property.](#)

VAT is applicable to this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'10"
Internal Width	17'10"
Shop Depth	52'1"
Built Depth	69'4"
Sales Area	Approx. 790 sq ft
WC	

Basement

Not inspected

First Floor Ancillary

3 Rooms Area	Approx. 570 sq ft
WC	

Second Floor Ancillary

1 Room Area	Approx. 231 sq ft
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Third Floor Ancillary

3 Rooms & Storeroom Area	Approx. 384 sq ft
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Total Area **Approx. 1,975 sq ft**

FREEHOLD offered with VACANT POSSESSION

Note: There may be potential to convert the upper parts to Residential Use, subject to obtaining the necessary consents.

Vacant Shop & Uppers

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Joint Auctioneers

DMA
Tel: 020 7491 7777 Ref: Warren Domb
Email: wdomb@dmaproperty.com

Vendor's Solicitors

Eversheds Sutherland
Tel: 0161 831 8727 Ref: Liz Whitfield
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

