

**MATHER  
JAMIE**

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230 London Road, LE2 1RH  
15 Ripon Street, LE2 1LW  
Leicester

**LEASE TO ASSIGN**

**Prime Location opposite Victoria Park**

**Available due to relocation**



**Existing Car Sales Pitch, plus Workshop, Store & Open Storage Yard  
(may suit other occupiers subject to consent)**



# 230 London Road, Leicester, Leics, LE2 1RH

## DESCRIPTION

230 London Road is a fully redeveloped newly built in 2012 vehicle showroom, ancillary works office and reception with 2-storey vehicle workshop on a self-contained secure site.

The site provides external vehicle display for approximately 48 cars together with on-site parking for visitors / staff of 12 cars. Fully rebuilt showroom in 2011 fully-glazed to 2 elevations beneath a mono pitched roof benefiting from internal clearance to eaves from 4.58 metres to 6.82 metres, tiled flooring, display glazing, ancillary customer reception and office/meeting areas with covered walk-way link to service reception, customer WCs, ancillary office, stores and kitchen facility, works office providing access to 2-storey vehicle workshop premises beneath a pitched insulated roof incorporating 10% translucent light panels, solid concrete flooring, internal clearance to eaves of approximately 4.07 metres to the upper floor (with vehicle access from London Road), integral car lift and office.

Lower ground floor with ground floor vehicle access from Ripon Street, internal clearance to underside of floor 3.84 metres, solid concrete flooring, canteen, staff WCs and car lift between floors.

Externally the site has tarmac surfaced car display area with access to site from London Road and vehicle exit onto Mayfield Road.

**NB:** May suit other users, subject to consent.



# 230 London Road, Leicester, Leics, LE2 1RH

## ACCOMMODATION

Showroom	341.11 sq m	(3,672 sq ft)
Service Reception/Office	139.1 sq m	(1,497 sq ft)
Ancillary Offices	50.67 sq m	(545 sq ft)
Stores & Office Space	18.65 sq m	(201 sq ft)
Workshop		
Upper Ground	475.32 sq m	(5,116 sq ft)
Lower Ground	444.48 sq m	(4,784 sq ft)
<b>Total GIA</b>	<b>1,469.33 sq m</b>	<b>(15,816 sq ft)</b>

## TENURE

The property is currently held on a lease for a term of 5 years from 25 December 2023 expiring 24 December 2027. Current rent £150,000. Lease is excluded from the Landlord and Tenant Security of Tenure Provisions (lease available on request).

## RENT

**£150,000 (one hundred and fifty thousand pounds)** per annum exclusive.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 94 within Band D. The EPC is valid until 25 March 2030.





# 15 Ripon Street, Leicester, LE2 1LW





# 15 Ripon Street, Leicester, LE2 1LW

## DESCRIPTION

The property is currently used for secure vehicle storage and comprises a traditional brick-built premises beneath 2 pitched slate roofs with infill covered holding area.

Adjoining the side of the property is a vehicle storage compound with vehicular access also from Ripon Street.

## ACCOMMODATION

Ground Floor	167.8 sq m	(1,806 sq ft)
Secure Yard	242.81 sq m	(2,614 sq ft)
<b>Total GIA</b>	<b>410.61 sq m</b>	<b>(4,420 sq ft)</b>

## TENURE

The property is currently held on a lease for a term of 5 years from 25 December 2023 expiring 24 December 2027. Current rent £18,000. Lease is excluded from the Landlord and Tenant Security of Tenure Provisions (lease available on request).

## RENT

**£18,000 (eighteen thousand pounds)** per annum exclusive.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.



# 230 London Road & 15 Ripon Street, Leicester

## VAT

VAT will be charged on the rent.

## BUSINESS RATES

Local Authority: City of Leicester  
Period: 2024/2025  
Rateable Value: 230 London Road - £94,500  
15 Ripon Street - £5,300

## LEGAL COSTS

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

## PLANNING

We understand the premises have authorised planning consent for the current use as a vehicle showroom, workshop and display under Sui Generis consent 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 tenant(s).



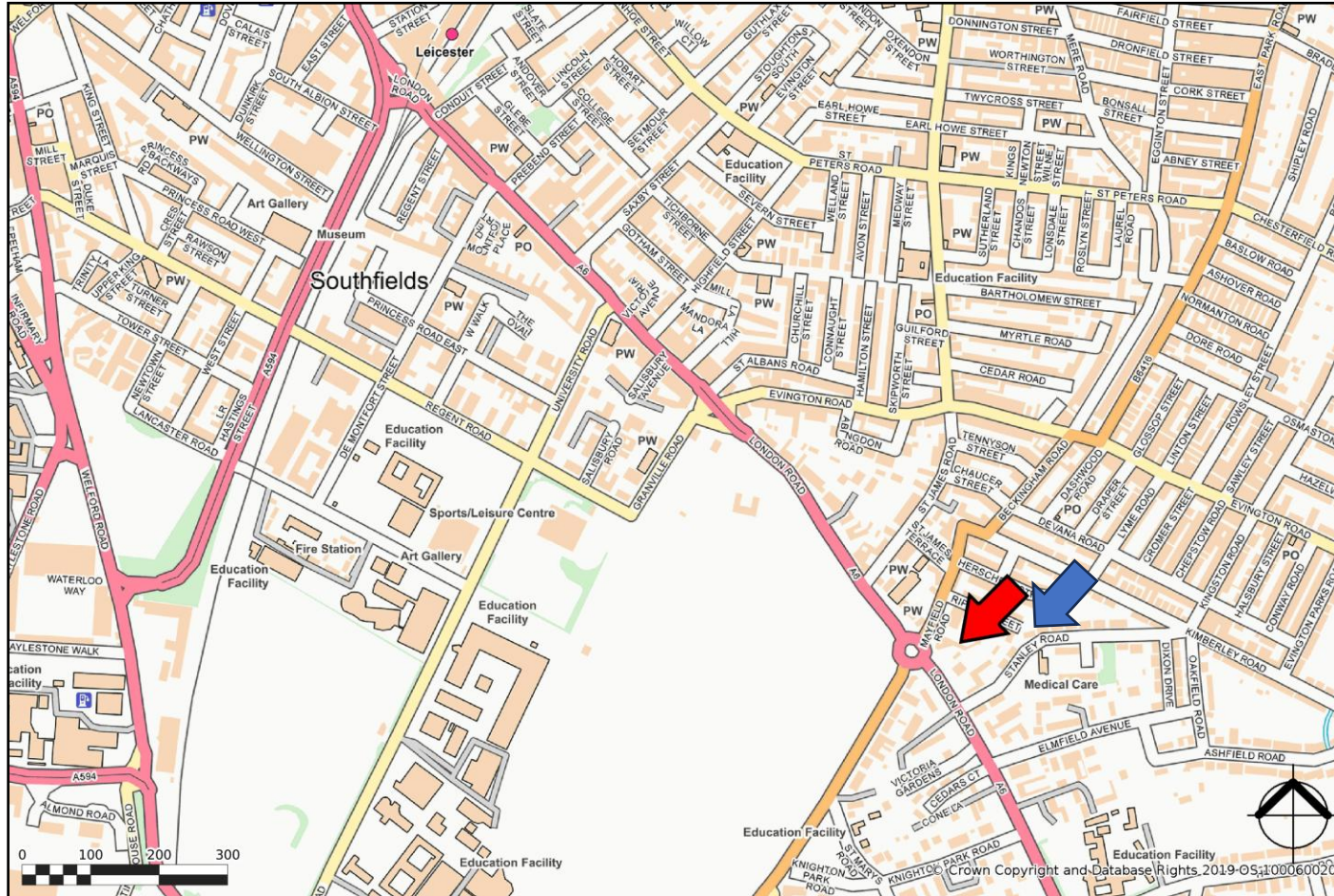


# 230 London Road & 15 Ripon Street, Leicester

## LOCATION

Substantial vehicle dealership and workshops in a highly prominent location fronting London Road at its junction with Mayfield Road and Victoria Park Road to the south of Leicester City Centre with vehicular access from both London Road and Ripon Street.

 **what3words:**  
///miles.luxury.grace



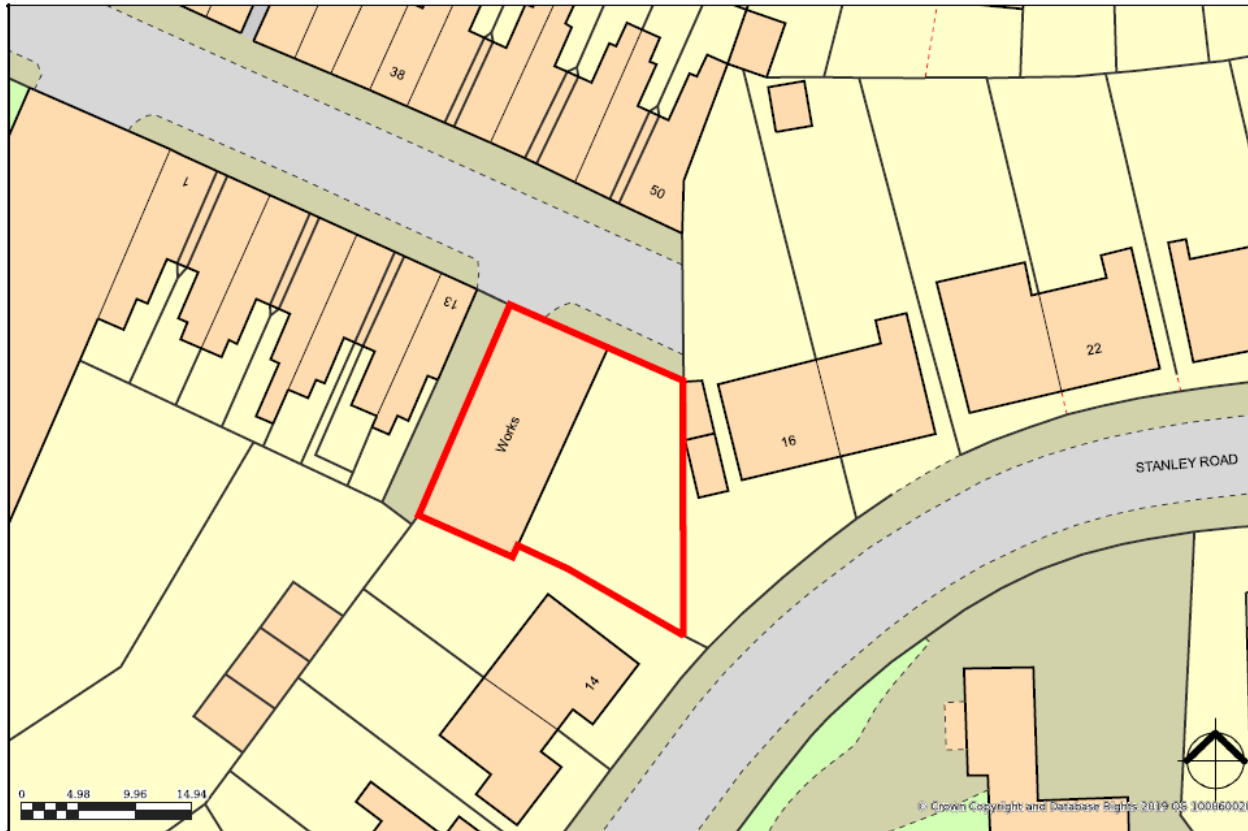
# 230 London Road, Leicester, Leics, LE2 1RH





# 15 Ripon Street, Leicester, LE2 1LW

15 Ripon Street & 14 Stanley Road  
Leicester, LE2 1LW/LE2 1RE



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Plotted Scale - 1:498

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



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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