

**MATHER  
JAMIE**  
01509 233433

**CBS House  
153 Enderby Road  
Whetstone  
LE8 6JJ**

**FOR SALE / TO LET  
£600,000 / £55,000 pax**



**Offices with Redevelopment Potential  
(STC)**

**512.27 sq m (5,514 sq ft)**

# CBS House, 153 Enderby Road, Whetstone, Leics, LE8 6JJ

## DESCRIPTION

The property provides a detached building with brick elevations on a substantial plot.

Internally the property provides a variety of private and open plan office space, meeting space, kitchen, welfare facilities and a reception.

The property also benefits from UPVC double glazing in part, gas central heating, suspended ceilings, part inset LED lighting and a heat/cool air conditioning system.

Externally there is parking for approximately 27 cars and site provides an area of approximately 0.31 acres.

The site lends itself to various alternative uses subject to obtaining the necessary planning consents.

## ACCOMMODATION

Ground Floor	260.65 sq m	(2,806 sq ft)
First Floor	251.62 sq m	(2,708 sq ft)
<b>Total NIA</b>	<b>512.27 sq m</b>	<b>(5,514 sq ft)</b>

## TENURE

The property is available on a new lease on terms to be agreed or is available freehold with vacant possession.



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## PRICE

**£600,000 (six hundred thousand pounds).**

## RENT

**£55,000 (fifty five thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the sale price / rent.

## BUSINESS RATES

Local Authority: Blaby  
Period: 2025/2026  
Rateable Value: 153b/1st Floor 153a — £23,750  
Ground Floor 153a — £9,800  
Parking 153b/1st Floor 153a — £600  
Parking Ground Floor 153a — £600

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 66 within Band C. The EPC is valid until 6 February 2033.

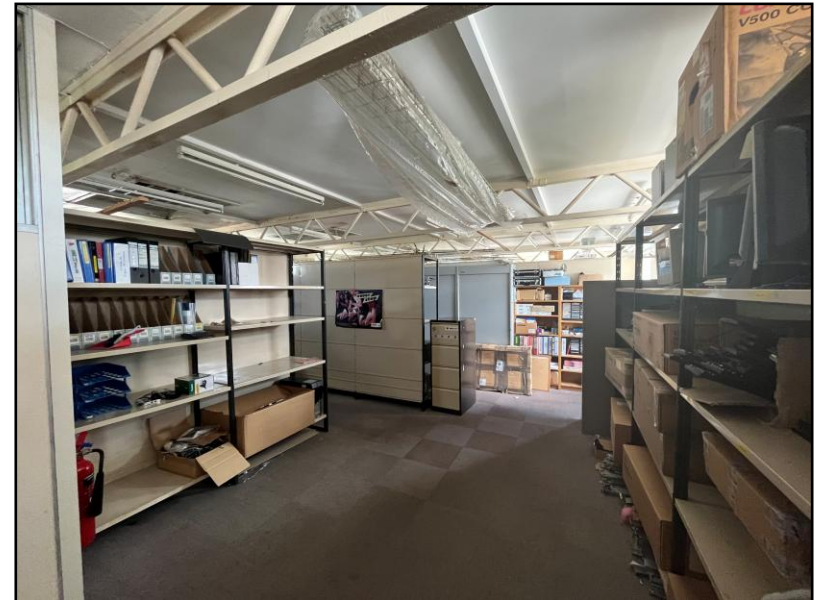
## PLANNING

We understand the premises have authorised planning consent under Class E 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 purchaser(s).





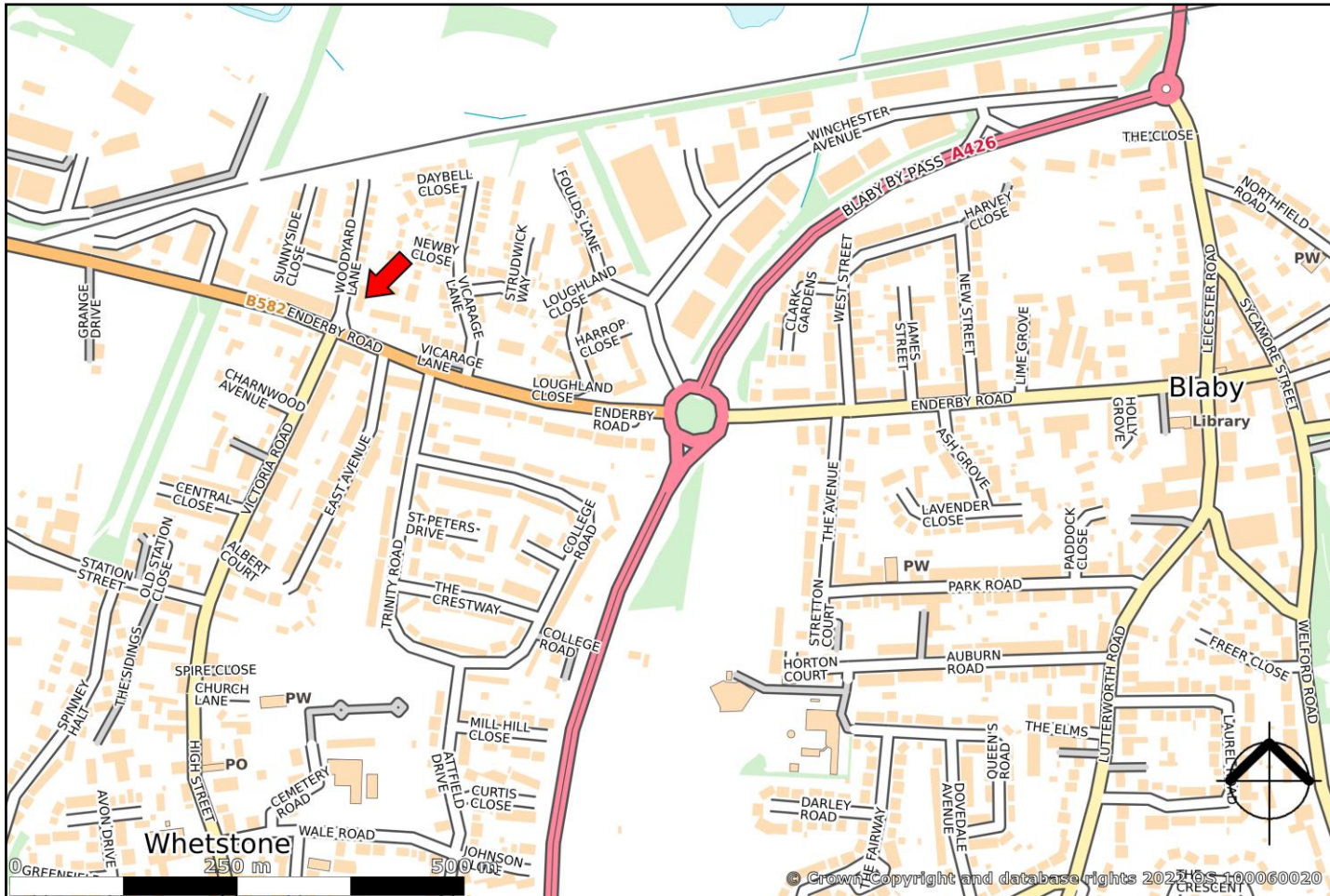


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## LOCATION

The subject property is located on the outskirts of Whetstone with superb access via Enderby Road to the former Fox Hunter Roundabout, which provides good communication to Junction 21 of the M1/M69 motorways as well as Fosse Retail Park.

 **what3words:** ///kicked.rises.shots



**CONTACT:**

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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