

**MATHER
JAMIE**

01509 233433

**11-15 Guildhall Lane
Leicester
Leics
LE1 5FQ**

FOR SALE
Guide Price £850,000

**Let until end of
March 2025**



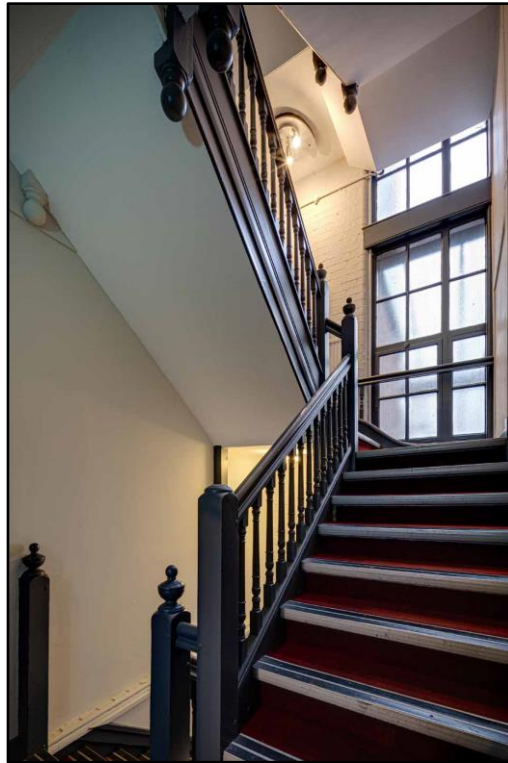
**City Centre Office providing opportunity
for conversion (STP)**

838.71 sq m (9,028 sq ft)

11-15 Guildhall Lane, Leicester, Leics, LE1 5FQ

PROPERTY SUMMARY

- City centre office
- Former factory converted into a high-quality office / studio space
- Potential for residential conversion or alternative users (STP)
- 9,028 sq ft GIA over four floors
- Located opposite Leicester Cathedral, close to Guildhall and the King Richard III Museum
- Short walk from the bustling St Martin's square which offers a variety of shops, restaurants and cafes



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LOCATION

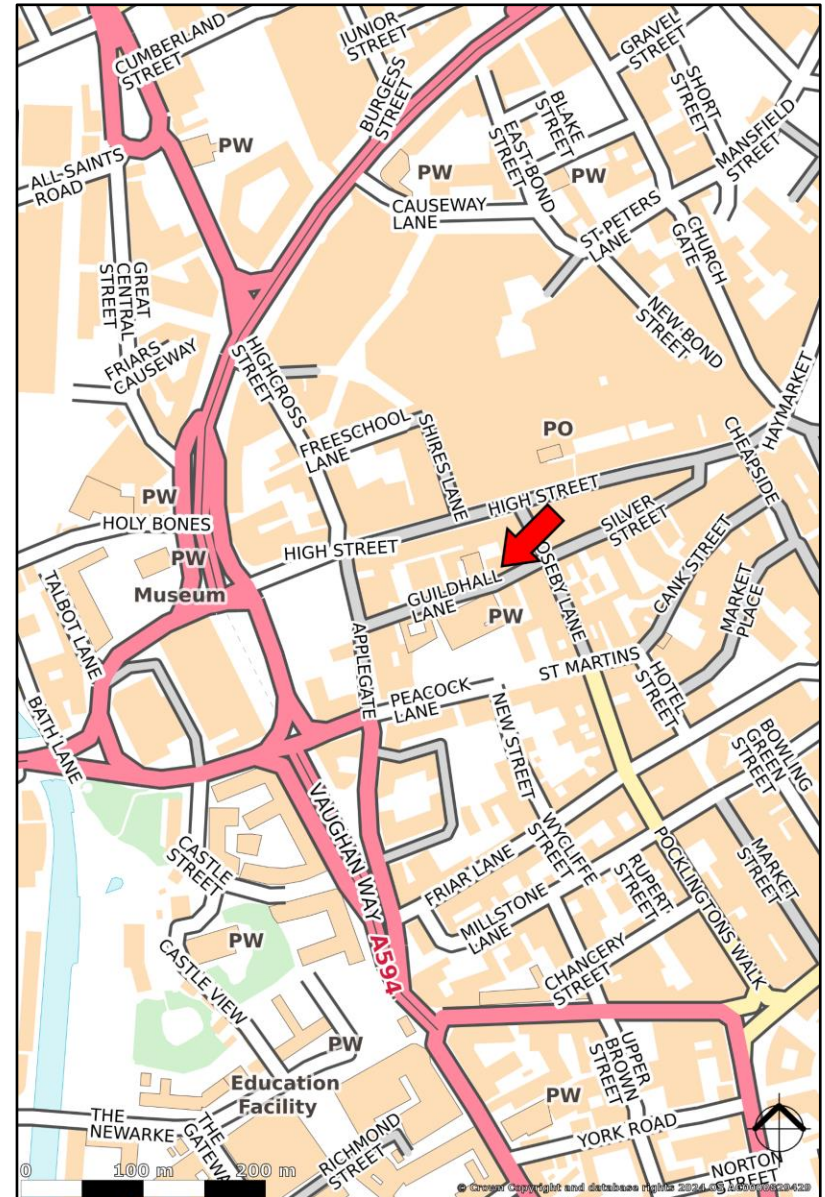
The property located in a city centre position at the heart of Leicester's commercial and cultural activities, a short walk away from St Martin's Square and the city centre, with a variety of shops, restaurants and cafes.

The renowned Leicester Market, Curve Theatre, Highcross Shopping Centre and De Montfort Hall are easily accessible. Opposite, Leicester Cathedral and close to the King Richard III Visitor Centre, 120 yards from the property, enhancing the areas historical significance.

The property is also located near to Leicester's iconic Guildhall which is known for being one of the best-preserved timber framed halls in the country.

Both the University of Leicester and De Montfort University are also easily accessible from the property, accommodating approximately 40,000 students at both universities.

Leicester's main railway station and St Margaret's bus station are both within a 15 minute walk of the property, providing nationwide travel options including direct train services to London, Birmingham and Nottingham. The nearby A6, A47 and M1 motorway provide excellent access to the road network while East Midlands Airport is approximately 20 miles distant.



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SITUATION



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DESCRIPTION

11-15 Guildhall Lane provides an exceptional property that seamlessly combines historic charm with modern functionality.

This traditional 3-storey building complete with basement is of brick construction and features pitched slate roofs supported by Queen post timber trusses.

Original designed as a factory, this property has been thoughtfully converted into versatile office and design studio space, therefore ideal for fostering creativity and productivity.

The buildings character is accentuated by timber framed, windows throughout and suspended board and joist floors, with the exception of the basement which boasts a solid Parquet floor.

The ground floor is designed to impress, offering a welcoming reception area, office space, meeting rooms. The first, second and third floors provide expansive open-plan studio and office accommodation perfectly suited for a variety of professional uses.

The basement enhances the property's functionality providing a kitchen, staff facilities and storage space.

Externally, an archway from Guildhall Lane leads to the rear car parking area, which provides rarely available city centre parking for up to 5 cars.



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ACCOMMODATION

Ground Floor

Reception & Meeting Rooms 137.12 sq m 1,476 sq ft

First Floor

Office / Studio 188.40 sq m 2,028 sq ft

Second Floor

Office / Studio 188.40 sq m 2,028 sq ft

Third Floor

Office / Studio 168.25 sq m 1,811 sq ft

Basement

Staff & Stores 138.24 sq m 1,488 sq ft

Store – low headroom 18.30 sq m 197 sq ft

Total GIA 838.71 sq m 9,028 sq ft

TENURE

The property is available freehold, subject to current tenancy.

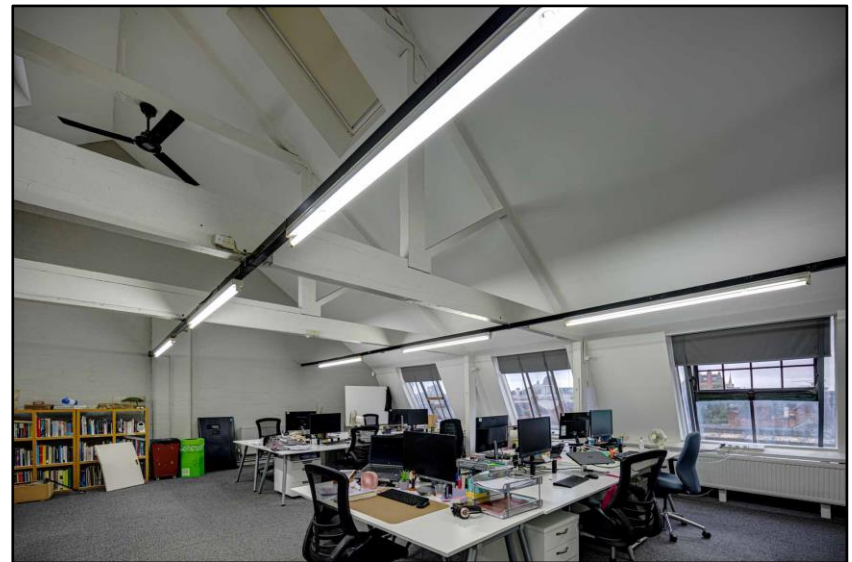
The property is currently let to Hayley Sharpe Design Ltd at a rent of £72,500pa. The lease is excluded from the Landlord & Tenant Act, Security of Tenure Provisions, ending 31 March 2025. Therefore, a purchaser can secure vacant possession in early 2025, if required.

BUSINESS RATES

Local Authority: City of Leicester

Period: 2024/2025

Rateable Value: £14,500



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PRICE

Guide Price **£850,000 (eight hundred and fifty thousand pounds).**

VAT

VAT will not be charged on the sale price.

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 124 within Band E. The EPC is valid until 10 September 2034.

PLANNING

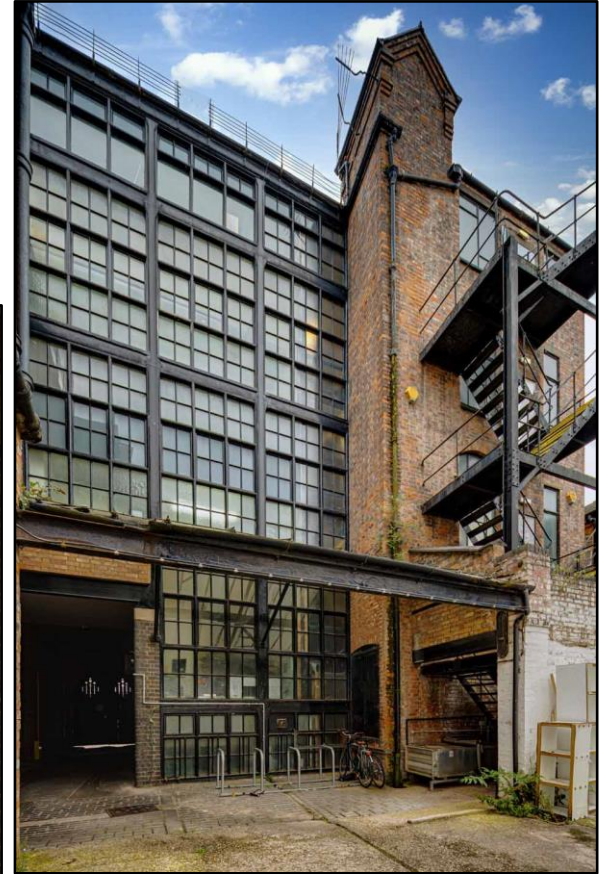
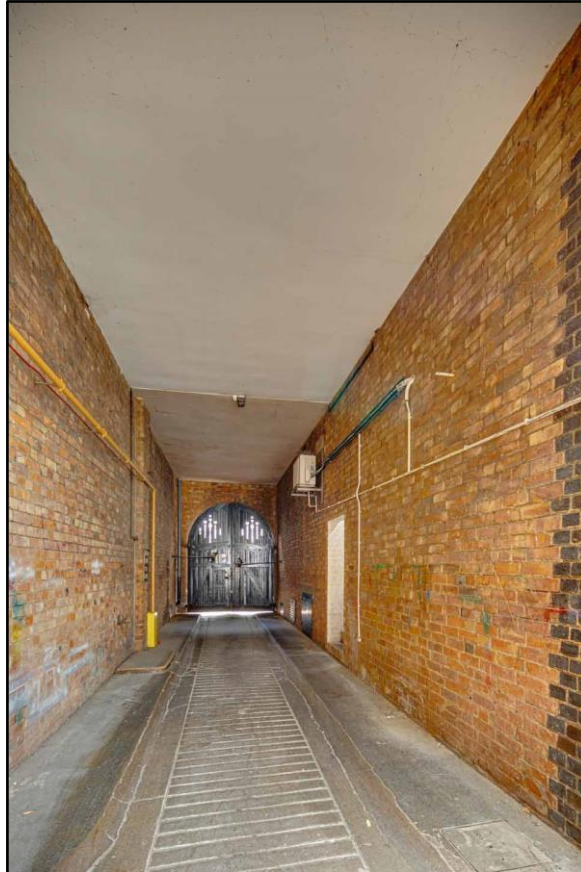
We understand the premises have authorised planning consent under Class E (offices) of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.

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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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