

FREEHOLD

INVESTMENT
OPPORTUNITY



Commercial (EPC Rating:)

Western Road, Westcotes, Leicester, LE3 0EB

PRICE:

£695,000



Commercial Property Located In Leicester.

***** WAREHOUSE/FACTORY + TERRACED HOUSES - FREEHOLD - WITH PLANNING FOR FLATS *****

Seths Estate Agents are pleased to bring to market this exceptional freehold investment and development opportunity comprising a warehouse with adjoining terraced property, both currently vacant and offered with vacant possession.

Planning permission has already been granted for a change of use of part of the warehouse to create six one-bedroom flats and one two-bedroom flat, along with the removal of the chimney, construction of five dormer extensions to the front roof, alterations and landscaping.

The acquisition includes 245 Western Road (the warehouse) and 94 Walton Street (the neighbouring terraced property, internally adjoined), providing a combined footprint with excellent development potential.

Contact Seths to arrange a viewing.

GROUND FLOOR 245 WESTERN ROAD

RECEPTION

HALL

TOILETS

WAREHOUSE

FIRST FLOOR 245 WESTERN ROAD

WAREHOUSE

GROUND FLOOR 94 WALTON

RECEPTION ROOM

LOBBY

FIRST FLOOR

LANDING

OFFICE ROOM

KITCHEN

TOILETS

FREEHOLD

ADDITIONAL INFORMATION

The proposed development involves the part change of use of the existing warehouse and office accommodation at 245 Western Road and 94 Walton Street to provide a total of 7 self-contained residential flats, together with associated external works, landscaping and alterations.

At ground floor level, part of the existing warehouse and office space is to be retained for continued commercial/warehouse use, while the remainder is converted to provide Flat 1, together with a communal amenity area, bin storage, cycle storage, meter room and post-box facilities. New access arrangements are also proposed to provide separate access to the flats and the retained warehouse.

At first floor level, the existing accommodation is remodelled to create Flats 2–7, comprising a mixture of one- and two-bedroom accommodation, with individual living rooms, kitchens, bathrooms/en-suites and storage areas. Internal alterations are proposed to create the individual flats, together with acoustic and fire separation measures between the residential units.



At 94 Walton Street, the existing roof is proposed to be converted to provide additional residential accommodation, including a rear dormer to provide additional headroom and natural light.

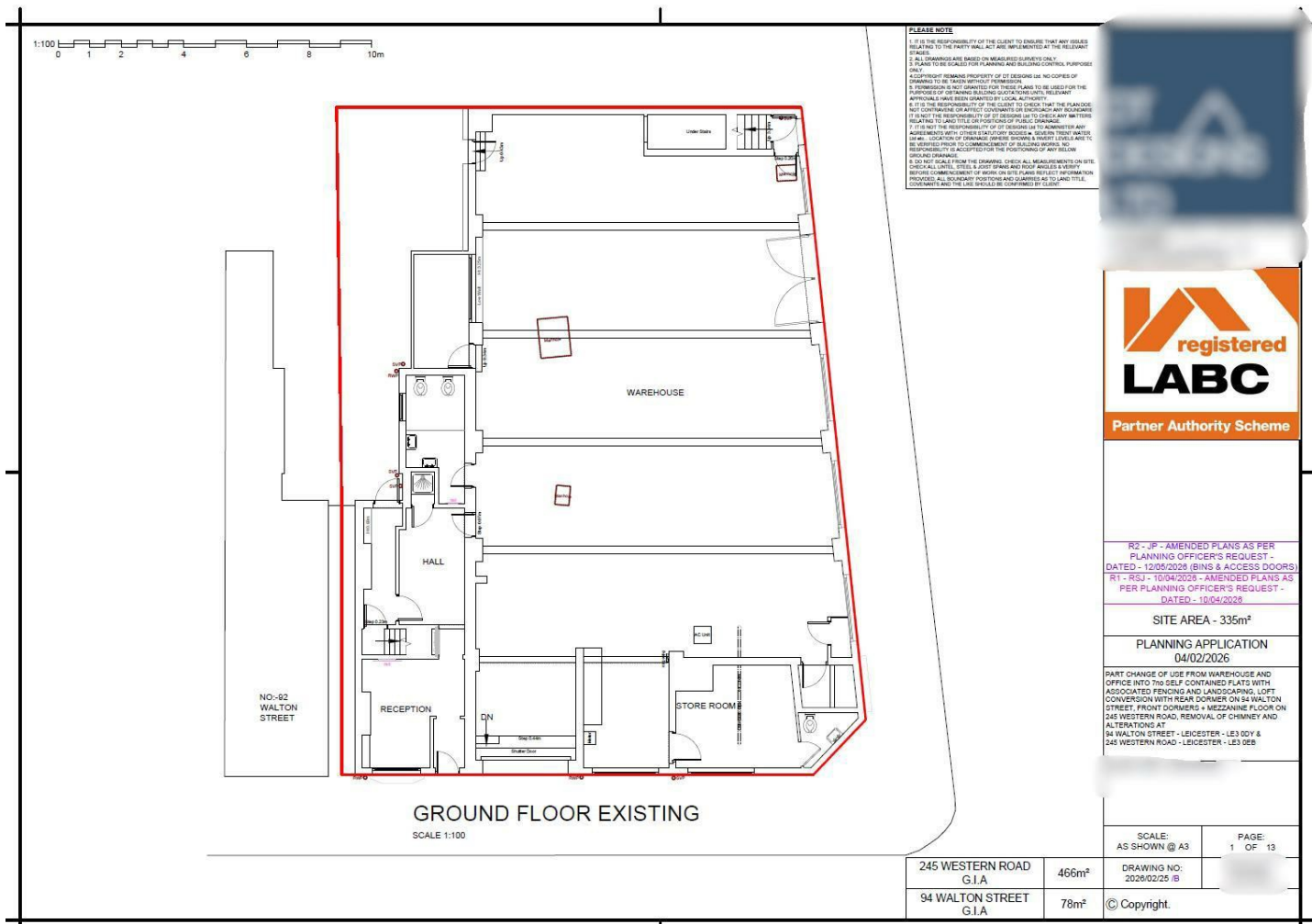
At 245 Western Road, the proposals include the creation of a mezzanine floor within the existing building, together with front dormer extensions to provide additional accommodation and natural light. The roof alterations include dormer windows and associated changes to the roof form.

The proposals also include the removal of the existing chimney, alterations to the external elevations and roof, and associated access, fencing, landscaping and drainage works.

Overall, the proposal seeks to retain part of the existing commercial/warehouse use while introducing 7 self-contained flats, utilising the existing building more efficiently through internal reconfiguration, a loft conversion, dormer extensions and a mezzanine floor.

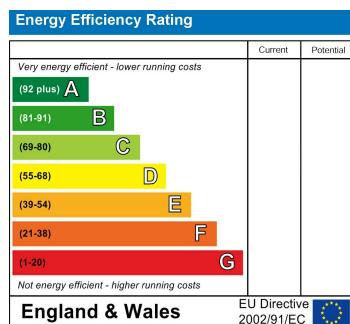






Council Tax Band

Energy Performance Graph



Call us on
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.