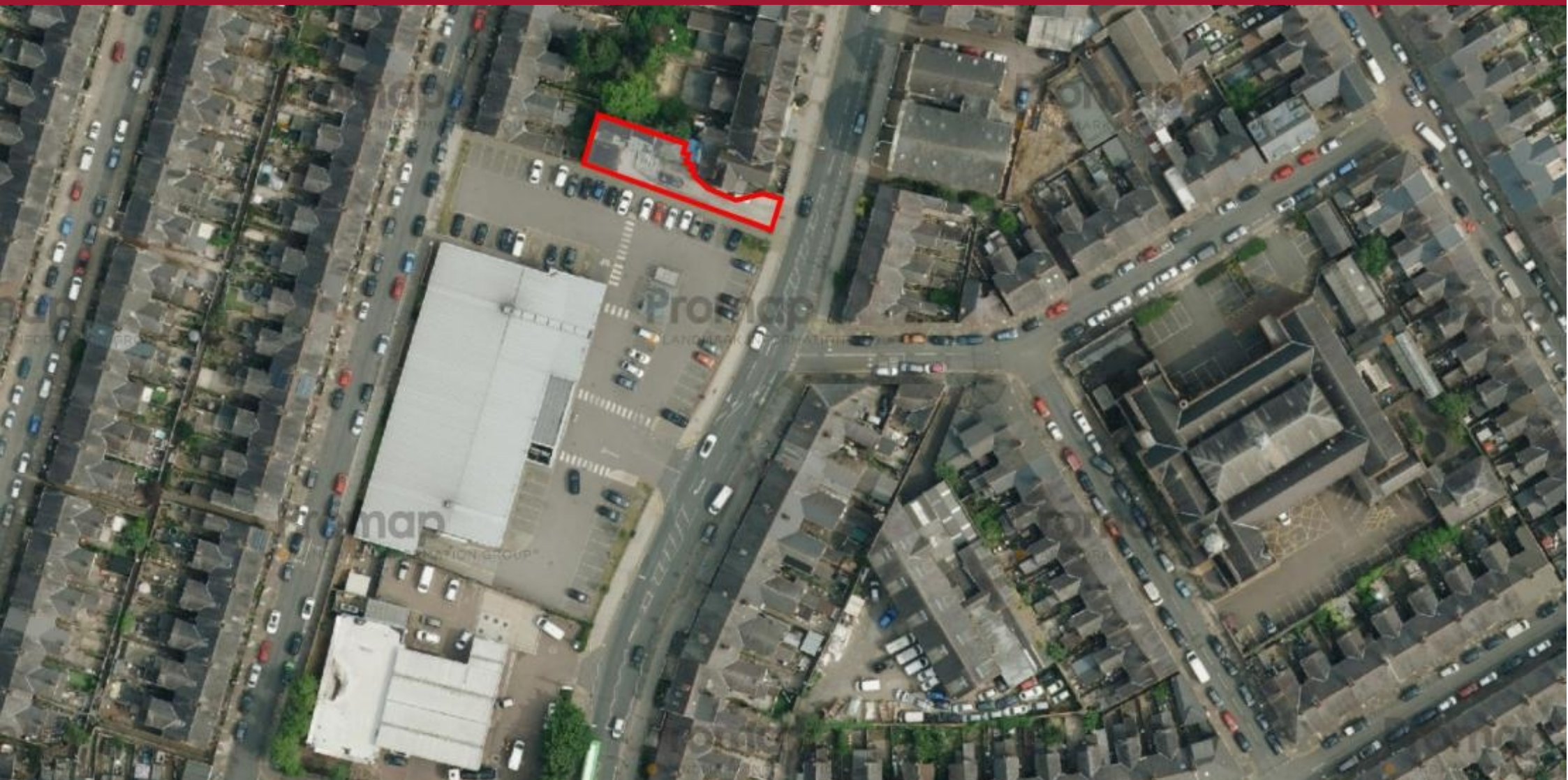




WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



FOR SALE

Offers in excess of
£90,000

215A FOSSE ROAD NORTH
LEICESTER | LE3 5EZ

- Central location
- 2 individual workshops
- Separate office area

LOCATION

The property is located on Fosse Road North, which is located just off Glenfield Road, minutes from the city centre and sits adjacent to the popular Lidl supermarket

DESCRIPTION

The property is a detached, self-contained, 2 storey workshop with offices formerly used as a motor mechanics.

The property is of brick construction with a concrete floor and part slate and part felt roof.

The property comprises of 2 workshop areas to the ground floor with an adjacent office and external w.c. To the first floor, accessed via an external staircase, the property has a further workshop area and another office.

Externally the property has off street parking with access directly off Fosse Road North

The property would benefit from modernisation or re-development

ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice. The GIA is 2435 sq ft comprising: Ground Floor Workshop 1 - 831 sq. ft., Workshop 2 - 553 sq ft., Office - 134 sq ft. First Floor Workshop - 537 sq ft., Office 380 sq. ft.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value of £8,900. At this level, occupiers may benefit from Small Business Rates Relief. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property is currently being assessed.

TERMS

The property is available Freehold with Vacant Possession

VAT

The property is not opted to tax and therefore VAT will not be chargeable on the purchase price

USE

The property has formally been used as a motor mechanics

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated October 2026

