



**Prebend Street**

Off London Road, Leicester

*Place of Worship  
Including 1 Bedroom Flat*

**Price £800,000**

### Situation and Description

This imposing corner property is situated off London Road, behind the train station, and a few minutes walk to the City Centre.

The property comprises a place of worship together with a residential one bedroom flat.

It is centrally located and benefits from gas central heating, and car parking for 2 - 3 vehicles.

### Accommodation

#### PLACE OF WORSHIP

Ground Floor 443.0 sq.m. (5,768 sq.ft.)

First Floor 46.8 sq.m. (504 sq.ft.)

Cellar 11.3 sq.m. (122 sq.ft.)

*Total Gross Internal Area = 501.1 sq.m. (5,394 sq.ft.)*

#### RESIDENTIAL FLAT

##### Ground Floor

Shower Room

##### First Floor

Lounge / Diner - 4.42m x 3.1m

Kitchen - 4.55m x 2.55m

Bedroom 1 - 7.25m x 3.28m max

Bathroom

### Belgrave Office

20 Loughborough Road  
Leicester  
LE4 5LD

### Opening Hours

Mon-Fri: 9am – 5:30pm  
Sat: 10am - 1pm

### Services

Electric, gas, water and drainage connected to the premises.

### Price

The Freehold is available to purchase for £800,000.

### Business Rates

As the property is currently a place of worship, it is exempt from Business Rates

### Legal Costs

Each party is to bear their own costs in the case of a sale.

### Viewing

Strictly by prior appointment with Seths. Call 0116 266 9977 to book a viewing.

Particulars prepared on 22nd May 2019

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