



12 Bedroom HMO - 5 Cank Street, Leicester LE1 5GX

For Sale - Virtual Freehold

12 Bedroom Residential Housing  
Block - Leicester City Centre

Price - £750k

- 12 Studio bedrooms
- 4 x 3 bedroom pods
- Self contained rooms with ensembles
- 999 year lease - peppercorn rent
- Ground Floor Commercial NOT included
- Leicester City Centre
- 3 Shared Kitchens and dining rooms provided for residence

# 12 Bedroom HMO - 5 Cank Street, Leicester LE1 5GX

## Summary

Available Size - 3,250 sq ft

Price - £750,000

Business Rates - Upon Enquiry

VAT - Not applicable

Legal Fees - Each party to bear their own costs

EPC Rating - D (60)

## Description

Situated on the first and second floors of a three-story building in the City Centre of Leicester, 5 Cank Street is a 12-bedroom residential block consisting of partially self-contained studios with shared kitchen facilities. The studios are divided into three pods, each containing four individual studios, and include a double bed and ensuite facilities. A kitchen and dining room are provided with to each pod.

The property is fully let - Income producing £84,000 per annum Gross - accounting information available on request.

With the current set up the bills and council tax are settled by the landlord.

## Location

Close the famous Leicester market, in the City Centre of Leicester. The property is a 2 minute walk to the Highcross Shopping Centre and surrounded by office and retail outlets. Leicester is well situated in the East Midlands with easy access to the M1 and M69 Motorways providing good access into other Midlands towns and Cities. Nottingham to the North is accessed via the M1 or the A46 and Coventry to the South West via the M69 are both circa 30 miles and Birmingham via the M6 and M69 is approximately 43 miles. Other local market Towns within 20 miles of Leicester City include Melton Mowbray, Oakham, Loughborough and Market Harborough.

## Terms

Offered for sale on 999 year lease for the upper floors - for £750,000. The accommodation is income producing £84k per annum gross.

## Finance

Finance may be available through Independent Financial Brokers and P & F Commercial would be pleased to make an introduction for you. The Brokers are completely Independent of P & F Commercial and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.



## Viewing and Further Information

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