

FOR SALE

Offers in excess of £295,000 (Subject to Contract)

RESTAURANT / PUB / BAR OPPORTUNITY

THE WOOLPACK INN PUBLIC HOUSE

109 CATHERINE STREET, LEICESTER LE4 6EP



- Prominent Freehold public house
- Bar, lounge, pool room, darts room, kitchen
- Living accommodation at first floor
- Car park & smoking shelter
- Potential for alternative uses (Subject to Planning)
- For sale freehold with vacant possession
- Offers in excess of £295,000 (Subject to Contract)



Midland Assured
www.midlandassured.co.uk

The Woolpack Inn, 109 Catherine Street, Leicester LE4 6EP

Location

The subject property is located on the corner of Surrey Street and Catherine Street, close to the main A607 Belgrave Road.

The property is situated on a very busy road within a mixed residential and commercial area, lying approximately 3 miles from Leicester City Centre.

The city of Leicester with a catchment population of nearly 460,000 is located in the East Midlands, 20 miles south of Nottingham and 20 miles north east of Coventry. The city benefits from good motorway access being within 2 miles of junction 2 of the M69.

Property

The Woolpack Inn is a prominent detached public house premises constructed of solid brick work surmounted in a pitched and hipped slate roof. The accommodation offered is laid out over basement, ground and first floor levels with a separate outbuilding with storage and kitchen facilities. To the rear is a car park and beer garden.

Located within the main building at ground floor is a large bar & dining areas, pool room, darts room, male & female wc and kitchen facilities. At first floor there are 6 double bedrooms, bathroom with full suite and a large kitchen.

In more detail the property provides the following approximate gross internal floor areas:

Ground Floor 2061 sq ft (191.4 sq m)

First Floor 1834 sq ft (170.3 sq m)

Basement 829 sq ft (77.0 sq m)

Outbuilding 813 sq ft (75.5 sq m)

Planning

We understand the property benefits from A4 use but would recommend all interested parties make their own enquiries with the Leicester City Council.

The property could be used for an alternative use subject to planning.

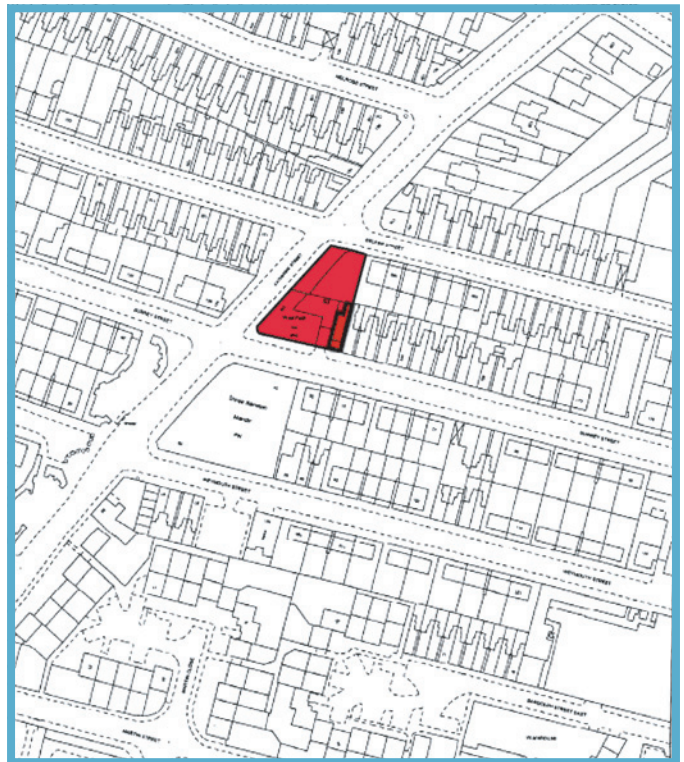
Rates

The current rateable value for the property is £12,250.

Price

Offers in excess of £295,000. (Subject to Contract)

Plan



Note: These brief particulars are intended as a convenient guide to supplement an inspection or survey only. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information from others. Accordingly there shall be no liability as a result of any error or omission in the particulars or any information given. Subject to Contract. July 2011.

