

**REFERENCE:** 15075 – offices, Leicester



## **34 Apartment Conversion/Development Opportunity – Leicester**

**ADDRESS:** 160, Belgrave Rd, Leicester, Leicestershire, LE4 5AU

- The site has planning for conversion into 34 Apartments-3 Studios, 21x 1 beds, 10x2 Beds
- Situated on the Golden Mile, a major arterial route with many local shopping and tourist attractions on the sites doorstep
- Planning permission for apart hotel also approved.

### **LOCATION**

The city of Leicester, with a catchment population of approximately 475,000, is located in the East Midlands, some 20 miles south of Nottingham and 20 miles north-east of Coventry. The city benefits from good motorway access being within 2 miles north-east of the M1 (Junction 21) and M69 (Junction 1) motorways.

### **SITUATION:**

The frontage of the property is on the Belgrave road at the heart of the Golden Mile, and within 1 km from the city centre

### **DESCRIPTION / ACCOMMODATION**

The building was the Headquarters for the British Shoe Factory and main manufacturing plant. The offices above the shops on ground floor now comprising 22034 sq ft have planning for 34 Apartments comprising 3 Studios, 21 one beds, and 10 two beds. The building has generous access from the main street, with access from the rear.

**TENURE:** 999 year leasehold at a peppercorn rent

**PRICE:** Offers in excess of £1,400, 000

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look-a-like/clear tinted glazing

## Solar Panel Array

contrasting light grey render

clear/look-a-like glazed panels

dark grey powder coated railings

sandstone feature restored

Surface to be cleaned and restored

**Existing brick fascade**

## FRONT ELEVATION

new glazed entry — entrance feature

entrance feature

## Solar Panel Array

render panel

## Staircase

Cycles

## REAR ELEVATION

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only & should be further investigated by a suitable expert

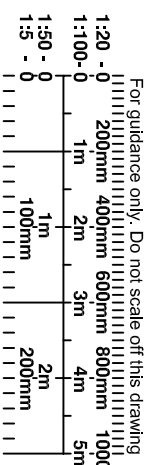
where existing trees are to be retained they should be subject to a full Arboricultural Inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

proposed tree planting

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions, contaminants, drainage, design & planning/identical negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

## Notes

Revisions:



**SKM Design**

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MANAGEMENT PLANNING & ARCHITECTURE

**Ad: 1A Stamford Street, Leicester, LE1 6NL**

Client: **Gayashima Properties**

Project: **Belgrave Commercial Centre  
Leicester**

Title: **Proposed Elevations**

Status: **Planning**

Checked: **skm**

Drawn: **skm**

Date: 29-09-09

Scale: 1:500@A:

**Drawing Ref:**

Job No: **28108**

Drq No: **PL-E-003**

Rev: **XX**

**Architecture  
Management**

## Interiors Planning

## Landscaping Surveying