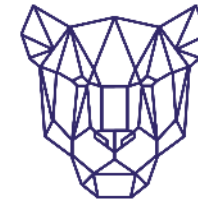


12 Grey Friars, Leicester,  
LE1 5PH

Offers over £375,000



PANTERA  
PROPERTY



12 Grey Friars, Leicester, LE1 5PH  
Offers over £375,000

- Three storeys
- Office accommodation with additional basement storage
- Vacant Possession
- Popular location
- No Onward Chain

Contacts:

To enquire about this property or for further information, please get in touch with:

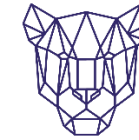
Amy White

0330 118 6610

[amy@panteraproperty.com](mailto:amy@panteraproperty.com)

Misrepresentation Act; 1. Pantera Property Limited on its own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.

On The Instructions of the  
Trustees in Bankruptcy



PANTERA  
PROPERTY

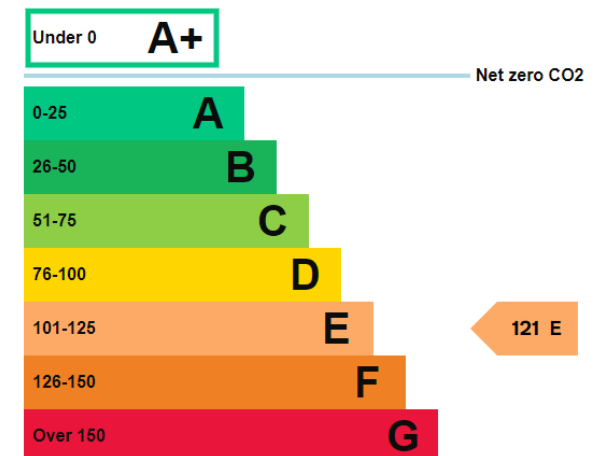
## LOCATION

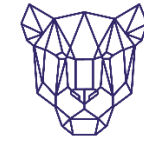
The M1 motorway is four miles from the property and is easily accessible via the A47. The property is located in Leicester city centre and offers a wide variety of amenities and a train station approximately a 10-minute walk, offering services into Birmingham (circa 57 minutes), Nottingham (circa 25 minutes) and Leeds (circa one hour and 55 minutes). Conveniently, here is also a bus route within close proximity of the property (two-minute walk) and local amenities are within walking distance, these including St Martins Square, Leicester Market, The Guildhall Museum and many other convenience stores.

## DESCRIPTION

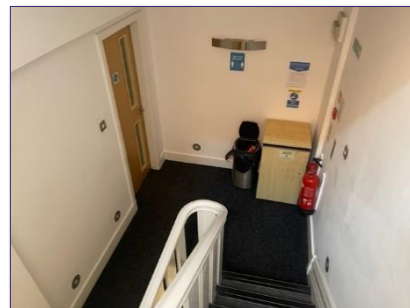
Pantera Property offer to the market a three-storey mid terraced unit, providing office accommodation with additional basement storage accommodation.

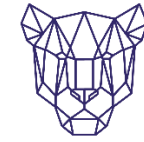
The property is a perfect investment opportunity.





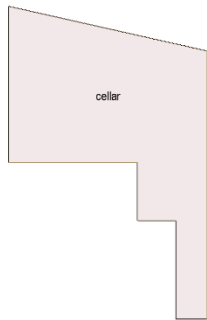
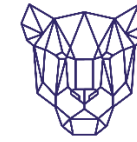
PANTERA  
PROPERTY



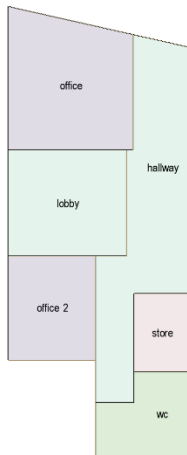


PANTERA  
PROPERTY

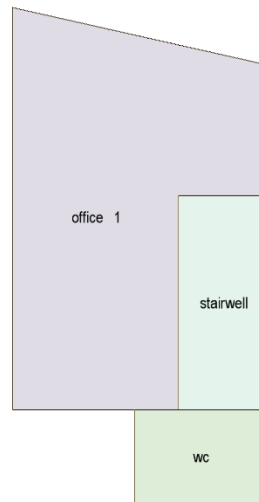




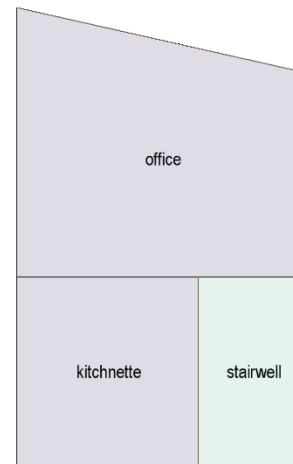
basement area: 29.12m



ground floor area: 71.69m



first floor area: 56.4m



second floor area: 49.89m



loft conversion area: 32.7m

total area: 239.85m