



READINGS

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£12,000 Per Annum

Ground Floor Shop, 141a Narborough Road, Leicester, Leicestershire, LE3 0PB

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Readings Property Group are pleased to bring to market, a ground floor retail premises located in the busy and popular area of Narborough Road. The property has a prominent frontage on to the main road and is suitable for a variety of retail or office users.

Location

The property is located on Narborough Road which is the main thoroughfare into Leicester City Centre. Narborough Road is a popular and well established retail area which also has a mix of other commercial users. The subject property is situated along a parade of shops close to the Upperton Road Junction. Nearby occupiers include national retailers such as Wilkinsons, The Co-operative Supermarket, Aldi, Starbucks, Dominoes Pizza & Iceland.

Terms & Rental

£12,000 per annum

A new Internal Repair and Insuring Lease to be granted for a term of years to be agreed. A 3 month rent deposit will be required.

Accommodation

Ground floor Retail 48.9sqm (526 sqft)

WC Facilities Available.

Total NIA 48.9sqm (526 sqft)

Planning

Taking in to consideration the previous user, we understand the current planning use as stated on Leicester City Councils Planning Portal, falls under Class E (Retail)

Rating

Rateable value is: £10,000

Rates payable 2022/ 2023: £TBC

Prospective tenants are required to confirm rates payable with the local authority and make their own enquiries regarding small business rates relief.

Energy Performance

EPC Rating - C (53)

VAT

We understand VAT is not applicable.

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs for the preparation of the lease.

Services

Mains water, and electric are available

Application & Referencing

All applications will be subject to the relevant checks.

Viewings

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar). (0116) 2227575

Agent Notes

CONSUMER PROTECTION LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

