



# READINGS

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- **Walking Distance to Leicester Railway Station**
- **Excellent Public Transport Links**
- **Five Car Parking Spaces.**



## £15,000 Per Annum

8 De Montfort Street, Leicester, LE1 7GA



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Readings Property Group are pleased to bring to market a three storey office premises within a short walking distance to Leicester City Centre and Leicester Railway Station. The property comprises of a ground, first and second floor office accommodation with kitchen facilities on the ground floor and a basement for storage. There is space for approx. 5 car parking spaces to the rear of the building.

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### Location

The property is located on De Montfort Street off London Road which leads into Leicester City Centre. Leicester Railway Station is within a 2 min walk from the property. The surrounding area has excellent transport links and amenities within walking distance.

### Terms & Rental

£15,000 per annum

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

### Accommodation

The premises is a three storey office building with approx. 5 car parking spaces to the rear.

The Net Internal Area is as follows:

Ground Floor: 48.0 sqm (516 sf)

First Floor: 41.5 sqm (446 sf)

Second Floor: 36.7 sqm (395 sf)

Basement: 19.5 sqm (210 sf)

Total NIA: 145.6 sqm (1,568 sf)

### Rating

Rateable value: £13,750

Rates payable 2024/25: 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 (75)

### Planning

Taking in to consideration the previous user, we believe the current planning use would fall under Class E

We would advise all interested parties to make their own enquiries and not solely rely on information we have provided

### VAT

We understand VAT is not applicable.

### Services

Mains water, electric and gas are available

### Legal Costs

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

### Application & Referencing

All applications will be subject to the relevant checks.

### Viewing

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

### Agents 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.