



# READINGS

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£12,000 Per Annum

52 Woodgate, Leicester, LE3 5GF

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The property occupies a prominent position on the corner of Woodgate and Basset Street. It is located directly opposite Aldi and other nearby occupiers include Sytner Select, ATS Euromasters and a number of independent retailers.

The property consists of a ground floor retail premises with part first floor accommodation. . The property benefits from a return frontage with the main entrance fronting Woodgate. The property was previously used as an office for a local double glazing company therefore separate office rooms have been created.

## 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 & Office 76.8sqm (826 sqft)  
Rear Store 4.2 sqm (45 sqft)

First Floor Kitchen & Store 14.0 sqm (150 sqft)

WC Facilities Available.

Total NIA 95sqm (1,022 sqft)

## Planning

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

## Rating Assessment

Rateable value is: £8,900

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 Certificate

EPC Rating - C (57)

## VAT

We understand VAT is not applicable.

## Services

Mains water, gas and electric 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.

## 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.

