



# READINGS

[www.readingspropertygroup.com](http://www.readingspropertygroup.com)



**£13,500 Per Annum**

172 Fosse Road North, Leicester, LE3 5ES

## Location

The property is located approximately 1.3 miles south west of Leicester city centre and located close to the junction of Groby Road and Blackbird Road. It offers good access to local retail facilities along Fosse Road North, whilst Fosse Park shopping centre and the M1/M69 motorway junction are also within reasonable travelling distance. Directly opposite the property is LIDL supermarket and ESSO Petrol Station.

## Terms & Rental

£13,500 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

Retail Area:

Ground Floor: 65.0 sqm (700 sf) includes a rear kitchen.

## Planning

Taking in to consideration the previous user, we believe the current planning use for the ground floor 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

## Rating

Retail

Rateable value is: £5,900

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

Energy Rating - C

### 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.

