



# READINGS

www.readingspropertygroup.com



## £30,000 Per Annum

76 Queens Road, Leicester, LE2 1TU

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Readings Property Group are pleased to bring to market, a retail unit located in the popular area of Clarendon Park. The property is located on the busy retail parade within Queens Road, with nearby national occupiers such as Sainsburys Local and Costa Coffee. Prospective Tenants have the opportunity to lease the ground floor only or the ground and first floor.

### Location & Description

The retail unit is located amongst a parade of well established independent businesses on Queens Road and directly opposite Sainsburys Local. The property was previously let to Wells Pharmacy who occupied No.76-78. The property has now been split with Everest Pharmacy occupying No.78 and No.76 including the first floor available to Let.

### Terms & Rental

The property is available on the following terms:

No. 76 (Ground Floor only):  
£30,000 per annum

First Floor only (above No.76 -78):  
£15,000 per annum

No 76 inc All of First Floor:  
£40,000 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

Total Net Internal Area of each element is as follows:

No. 76 (Ground Floor):  
approx. 90.3 sqm (971 sqft)

First Floor above No.76-78:  
132.7 sqm (1428 sqft)

No. 76 Inc First Floor:  
223.0 sqm (2,400 sqft)

### Rating

Rateable value: Due to be re-rated

Rates payable 2025/26: 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 - TBC

### 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 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

### 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.