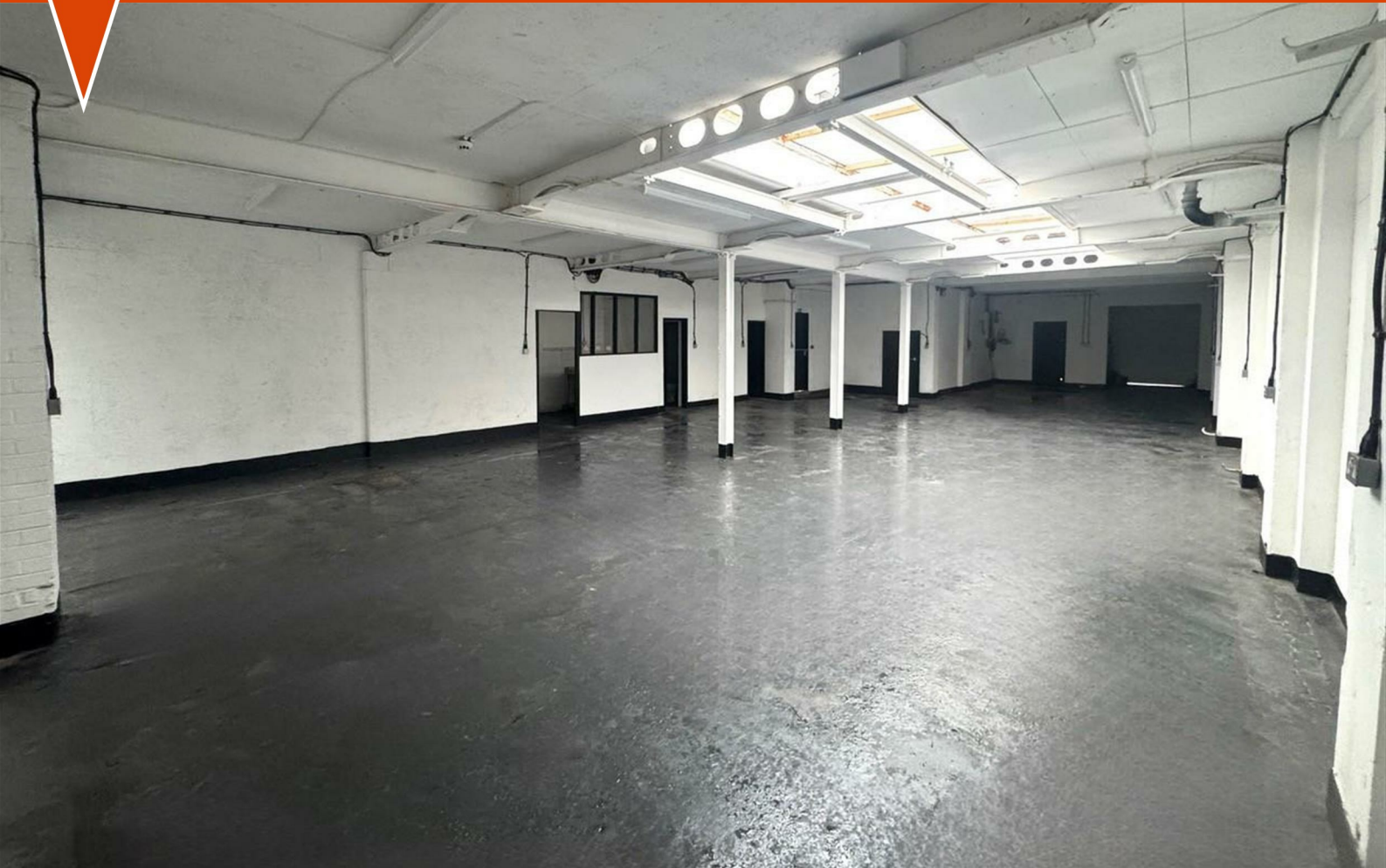


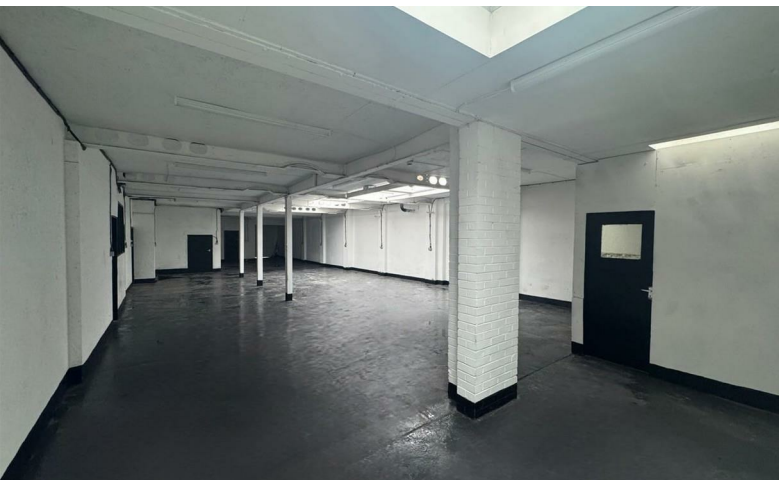


READINGS

www.readingspropertygroup.com



- **Newly Refurbished**
- **Suitable for Trade Counter or Storage**
- **Good Transport Links**
- **Three Phase Electrics**



£12,000 Per Annum

10 Cyprus Road, Leicester, LE2 8QS

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Readings Property Group are pleased to bring to market the opportunity to lease a refurbished commercial premises. The property is situated in a popular location with good links to the main road network.

Location

The property is located on Cyprus Road which is accessed from the B5366 Saffron Lane and located approx. 3 miles from Leicester City Centre. Cyprus Road and the surrounding area accommodate a mix of residential and commercial buildings.

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 minimum 3 month rent deposit will be required.

Accommodation

The Total Gross Internal Area of the Workshop is 203 sqm (2185 sqft)

Rating

Rateable value: Due to be re-rated

Rates payable 2026/27: 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 be suitable for light industrial and storage.

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.