



READINGS

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- **Busy Location**
- **Approx. 770 sqft**
- **Class E Planning Use**
- **Good Transport Links**



£10,200 Per Annum

9A Ayston Road, Leicester, LE3 2GA

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Readings Property Group are pleased to bring to market the opportunity to lease a lock up shop in a busy location. The premises is suitable for a variety of retail uses and measures approx. 770 sq.ft.

Location

Ayston Road is located off Braunstone Lane which links on to Narborough Road South. The area benefits from local amenities, including nearby shops, takeaways, supermarkets, and public transport links. The major road networks such as the A47 and the M1/M69 motorways are within a short distance and Fosse Park Shopping Centre is within one mile.

The property is located amongst the main parade of retail units on Ayston Road and the surrounding area is predominantly residential.

Terms & Rental

£10,200 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 shop is 71.7sqm (770 sqft)

Rating

Rateable value: £4,450

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 - D (100)

Planning

we believe the current planning use would be suitable for Retail within 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.