



READINGS

www.readingspropertygroup.com



- Popular Suburb Location
- Approx. 400 sqft
- Class E Planning Use



£9,000 Per Annum

8 Telford Way, Leicester, LE5 2LZ

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Readings Property Group are pleased to bring to makret a retail unit situated amongst a parade of shops in a predominately residential area. The unit is laid out to provide sales accommodation to the front of the unit, with WC facilities to the rear

Location

The property occupies a prominent position on Telford Way, which is a cul-de-sac on the outskirts of Thurnby Village, which lies some four miles east of Leicester City Centre. The surrounding areas is predominantly residential.

Terms

The property is available to lease at a rental of £9,000 per annum.

Accommodation

The property is arranged on the ground floor and includes a main shop floor and rear storage area.

Total Gross Internal Area
37.5sqm (403sqft)

Rating

Rateable value is: £9,500
Rates payable 2025/26: £TBC

Purchasers 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

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.