



# READINGS

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- POPULAR LOCATION
- DOUBLE FRONTED PREMISES
- AVAILABLE 1ST OCTOBER



£10,000 Per Annum

29-31 Francis Street, Leicester, LE2 2BE

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## Location & Description

Readings Property Group are pleased to bring to market this double fronted ground floor retail shop located in the popular suburb of Stoneygate. The shop has a frontage onto Francis Street, which along with Allandale Road is home to a number of independent and niche businesses such as gift shops, coffee shops, bars, restaurants, fashion boutiques, hairdressers and estate agents. The property accommodates a retail area, with storage facilities and a separate kitchen.

## Terms & Rental

£10,000 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 & Storage Area:

42.9 sqm (461 sf)

Kitchen

4.6 sqm (50 sf)

Total Net Internal Area:

47.5 sqm (511 sf)

## Planning

Taking into 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

Rateable value as of 1st April 2023: £9,300

Rates payable 2023/24: 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 (92)

## VAT

We understand VAT is not applicable.

## Services

Mains gas, water and 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 & Ashley Sutton). (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.