



HOWKINS & HARRISON

7 Belvoir Road, Coalville, Leicestershire,

LE67 3PD

£12,000 per annum exclusive

- Prime retail location
- With first floor office space
- Town centre location
- Available immediately
- Located in parade of shops

Please contact Lily Taylor on

01530 877977 option 3

lily.taylor@howkinsandharrison.co.uk

Opportunity to rent a prime retail and office premises located on the Coalville high street within a short walk of public transport and public carparking.

Description

This property provides self contained retail and office accommodation in the heart of Coalville located on the Belvoir Road with glass display windows to the front looking onto the high street.

Coalville is situated 5.3 miles south-east of Ashby De La Zouch and is 13 miles north-west of Leicester within easy access of Junction 22 of M1 motorway to the east.

There is ample public car parking to the rear of the property and there is one parking space behind the property included in the lease.

The ground floor of the property comprises of a large retail area leading through to the hallway with further offices, storage areas, 2 W.C's and a small kitchenette area to the rear.

The stairway leads up to the first floor which offers further office accommodation.

The accommodation comprises of:

Ground Floor:

Front retail: 20.37 sqm / 20.37 sq ft

Rear retail: 10.60 sqm / 10.61 sq ft

Office 1: 8.2 sqm / 88.26 sq ft

Understairs storage: 3.8 sqm / 41.01 sq ft

File store / storage area: 7.22 sqm / 77.74 sq ft

Office 2: 8.8 sqm / 94.72 sq ft

First Floor:

Office 3: 16.90 sqm / 181.86 sq ft

Office 4: 19.52 sqm / 210.11 sq ft

Total: 95.41 sqm / 1026.77 sq ft

Price

£12,000 per annum exclusive

Tenure

The property is available on a new full repairing and insuring lease, terms to be negotiated.

The landlord is responsible for insuring the building which will be recharged to the tenant on an annual basis.

The Lease will be excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

Utilities

The property benefits from mains electricity, water drainage and gas.

The tenant is responsible for the payment of all utilities from the start of occupation.

Business Rates

The current rateable value is £6,900.

The tenant is responsible for payment of Business Rates. The tenant may be able to benefit from small business rates relief.

EPC

The current EPC for the property is E (112).

Deposit

A deposit will be required to be held for the duration of the term.

Planning

We understand that the property has planning permission for office use and falls within the North West Leicestershire District Council and can be contacted on 01530 454665.

Viewings

Strictly by appointment with Howkins and Harrison LLP. Please contact Lily Taylor at the Ashby de la Zouch branch
Tel: 01530877977 (option 3).

For transparency please note that this property is being let on behalf of a consultant of Howkins and Harrison LLP

Howkins & Harrison

The Old Cottage Hospital, Leicester Road, Ashby de la Zouch, Leicestershire, LE65 1DB

Telephone 01530 877977 – Option 3

Email commercial.north@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

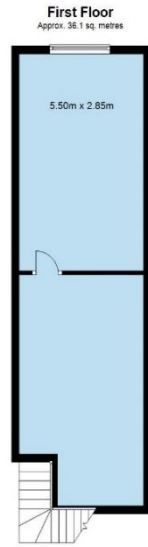
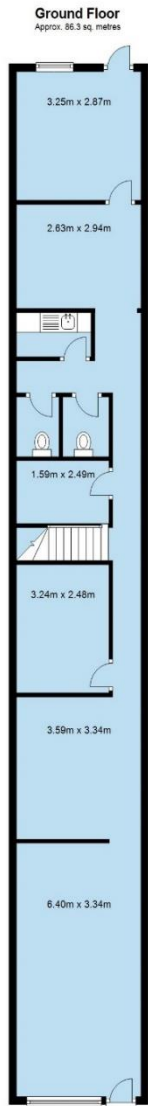
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



Total area: approx. 122.4 sq. metres

