



Smiths  
your property experts



# Main Street

## East Leake

- Immaculate and smart modern office premises
- Fully renovated internally with 415Sq Ft of space
- Situated at the heart of the village
- Secure off-road parking at the front
- Two private offices
- Reception room
- Kitchen and WC
- Unfurnished

## General Description

Smiths Property Experts offer to the market on a rental basis, this smart modern office premises in the heart of the well serviced village of East Leake. The village has a thriving commercial centre and services the surrounding villages with free parking and a full range of amenities/services in the centre.

In brief, the offices have Class E use, with secure off-road parking to the front, and have been fully refurbished by the outgoing tenants. Internally the property extends to 415 sq ft, and comprises three defined rooms that are in use as two private offices and a reception, fitted kitchen, and WC.







## Utilities

The shop benefits from mains gas, electricity, water and drainage services.

## Lease

The property is available by way of assignment from the current tenant, or possibly by negotiable term full repairing and insuring lease contracted out of the Landlord and Tenant Act 1954 subject to landlord discretion. Details of any Service Charges are available on request.

## Legal Costs

To be negotiated upon offer.

## Rating Assessment

The rateable value of £3,850 per annum.

## Local Authority

EPC Rating: D

Rushcliffe Borough Council



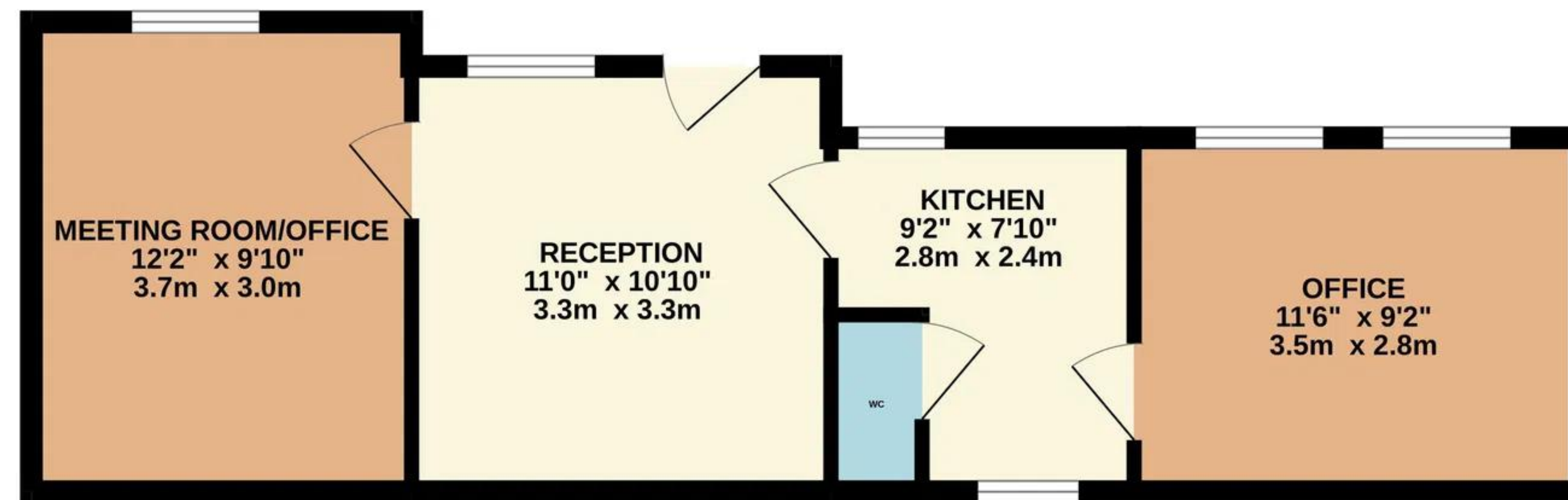
## Important Information

While every care has been taken to prepare these particulars, complete accuracy cannot be guaranteed. All measurements should be treated as approximate and for general guidance only.









TOTAL FLOOR AREA : 415 sq.ft. (38.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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