



Latimer Street, Leicester, LE3 0QF

Part of
ANDREW GRANGER & CO

SHELDON BOSLEY KNIGHT
LAND AND PROPERTY PROFESSIONALS

£11,000 Per Annum

This is an excellent opportunity to rent a prominent ground floor corner shop suitable for a range of uses and available immediately. The shop is in a popular shopping area on Hinckley Road and has a trading area of 51.7 sq. m. (555 sq. ft.) with basement storage. The asking rent is £11,000 per annum and the EPC Rating is C(61).

SITUATION

The premises are situated on Hinckley Road at its junction with Latimer Street in a popular and established retail area close to Leicester City Centre.

DESCRIPTION

The property comprises ground floor shop premises with a kitchen, store and WC to the rear and basement storage..

FLOOR AREAS

The net internal floor areas, measured in accordance with the RICS Code of Measuring Practice, are as follows:

Ground Floor

Sales 51.7 sq. m. (555 sq. ft.)

Store 5.0 sq. m. (54 sq. ft.)

Kitchen 6.6 sq. m. (71 sq. ft.)

Basement 36.6 sq. m. (394 sq. ft.)

LEASE

A new lease is available on internal repairing and insuring terms for 6 years with a rent review after 3 years.

RENT

£11,000 per annum exclusive.

SERVICES

The property is connected to all mains services.

PLANNING

The property has approval for any use within Class E which includes retail, office and cafe/restaurant.

RATEABLE VALUE

The property has a Rateable Value of £10,000 and, subject to conditions, no Business Rates are payable under Small Business Rates Relief regulations.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating C(61)

COSTS

Each party will be responsible for their own costs incurred in respect of the transaction.

POSSESSION

Vacant possession will be granted on completion of legal formalities.

VIEWINGS

Strictly by arrangement with Andrew Granger & Co on 0116 2429933. Contact Kevin Skipworth at email address kevin.skipworth@andrewgranger.co.uk



