

TO LET – PRIME G/F RETAIL UNIT

**332 Welford Road
Leicester
Leicestershire LE2 6EH**



ANNUAL RENTAL OF: £21,950 PAX

- Commercial Retail Premises
- Located on Busy Shopping Parade of Welford Road
- Recently Refurbished to High Spec
- E Class Use
- GIA: 700 sq ft (65 sqm) approx.
- Prominent Corner Position



Location -

The property is conveniently positioned close to Leicester City Centre, on a prominent corner position of Gainsborough Road/Welford Road. In close proximity to Leicester University and Clarendon Park. Welford Road is renowned for its cultural shops, restaurants and trading businesses.

Description -

We are pleased to offer this ground floor commercial unit of approximately 700 sqft (65 sqm) comprising a retail area, kitchen and toilet. The property was previously used as a Retail Shop under E Class use and is fitted with burglar alarm, CCTV, separate electric, water and grid central heating. The property was recently refurbished to a high specification.

Accommodation –

all measurements are approximate: -

Total GIA: 700 sqft (65 sqm)

Planning -

We understand the property has E Class use with the potential for other uses subject to obtaining planning consent. E Class use encompasses a wide range of uses including shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, showrooms, domestic hire shops, dry cleaners, funeral directors, Estate agents, solicitors, accountant's offices.

Potential uses: Offices, physiotherapists, Chiroprapist etc. subject to planning permission.

All enquiries regarding planning should be made direct to Leicester City Council planning department through the Leicester city council website.

Lease Terms -

3 Year FRI lease or longer. The tenant will be responsible for the Landlords reasonable legal costs for the preparation of the lease.

Services -

The services, fittings and appliances (if any) have not been tested by the agents.

Rating Assessment -

Charging Authority: Leicester City Council

Description: Shop & Premises

Rateable Value: Pending.

Rates Payable (approx.): Pending

Period: To be re-assessed.

Please make your own enquiries in respect of the rating liability or business rate relief with Leicester City Council.

EPC -

Rating 50, Band B.

Viewing -

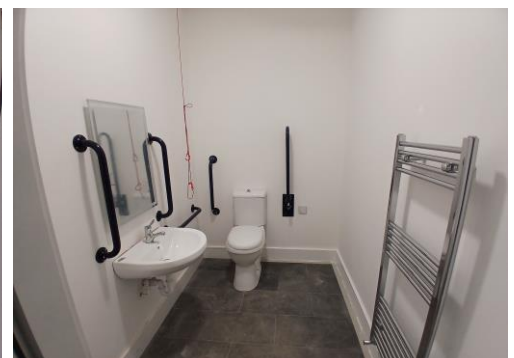
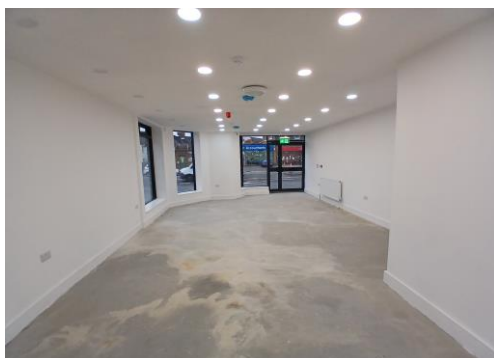
Strictly by appointment through the sole letting agents.

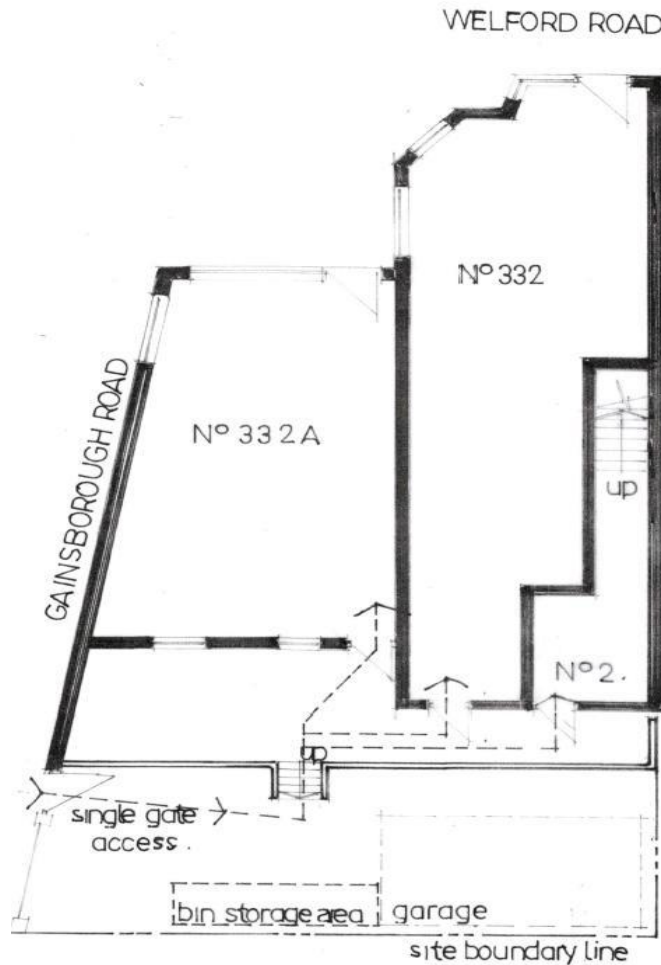
Kal Sangra, Shonki Brothers Ltd

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332, 332A WELFORD ROAD, 2 GAINSBOROUGH ROAD LEICESTER.
SHARED/COMMON ACCESS TO REAR OF PROPERTIES.

Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16

