

TO LET - 2 UNITS

Units 2A & 2B

Bruin Street

Leicester LE4 5AZ



ANNUAL RENTAL OF: £5,250 / £9,100 PAX

- First Floor Industrial Units
- Mixed Residential/Commercial Area
- Unit 2B: 1,500 sqft (140 sqm) approx.
- Located In Belgrave
- Unit 2A: 2,600 sqft (241 sqm) approx.
- Car Parking Available



Location -

The property is located on the corner of Bruin Street and Ross Walk in the highly popular Belgrave Area. Situated amongst a mixed industrial/residential area, the property is approximately 2.0 miles North of Leicester City Centre. The property is easily accessible via all modes of transport and benefits from free street parking and high local footfall.

Description -

Spacious first floor industrial units of approximately 2,600 sqft (241 sqm) & 1,500 sqft (140 sqm). The property comes with access via lift and staircase. The units have their own water, gas and electric supply.

Planning -

We understand the property has Class E(g) use with the potential for other uses subject to obtaining planning consent. All enquiries regarding planning should be made direct to Leicester City Council on 0116 454 1000

Rent / Service Charge -

Unit 2A: £758.33 pcm exc. Unit 2B: £437.50 pcm exc. Tenant responsible for contents insurance.

Lease Terms -

The lease to be assigned is for a term of 2 years on a full repairing and insuring basis outside the Landlords and Tenants Act 1954. Insurance costs are at £0.50 per sqft and there is a service charge of £300 per quarter.

Legal Cost -

All parties are responsible for their own legal costs.

Services -

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



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

