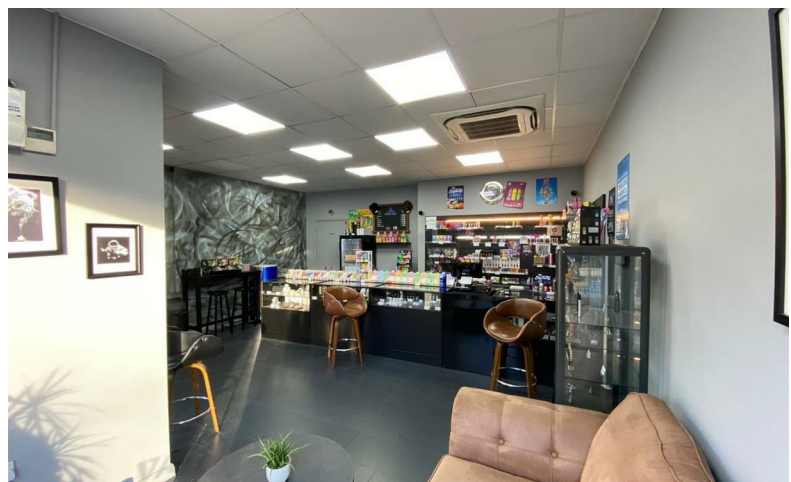




# READINGS

www.readingspropertygroup.com



## £11,000 Per Annum

94 Queens Road, Leicester, LE2 1TU

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Readings Property Group are pleased to bring to market, a retail premises located on the well established and popular district of Clarendon Park. The property was formerly occupied by National Westminster Bank and was developed in 2018 and now consists of a mix of retail and residential units. The property is located at the junction of Queens Road and Clarendon Park Road.

### Location

Queens Road is located off Victoria Park Road. The city centre is only a few minutes drive away and the Midlands Mainline Station is also close by. Queens Road accommodates a number of niche, independent local and national established businesses.

### Terms & Rental

£11,000 per annum

A new Internal Repair and Insuring Lease to be granted for a term of years to be agreed. A 3 month rent deposit will be required.

### Accommodation

The premises is currently occupied by a vape retailer. It is due to be vacant by 31 December 2023.

Total Net Internal Area. approx 34sqm (365 sqft)

### Planning

Taking in to consideration the previous user, we believe the current planning use would fall under Class E

We would advise all interested parties to make their own enquiries and not solely rely on information we have provided

### Rating

Rateable value as of 1st April 2023: £6,100

Rates payable 2023/24: TBC

Prospective tenants are required to confirm rates payable with the local authority and make their own enquiries regarding small business rates relief.

### Energy Performance

Energy Rating - C

### VAT

We understand VAT is not applicable.

### Services

Mains water and electric are available

### Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs for the preparation of the lease.

### Application & Referencing

All applications will be subject to the relevant checks.

### Viewings

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar). (0116) 2227575

### Agent Notes

CONSUMER PROTECTION LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.