

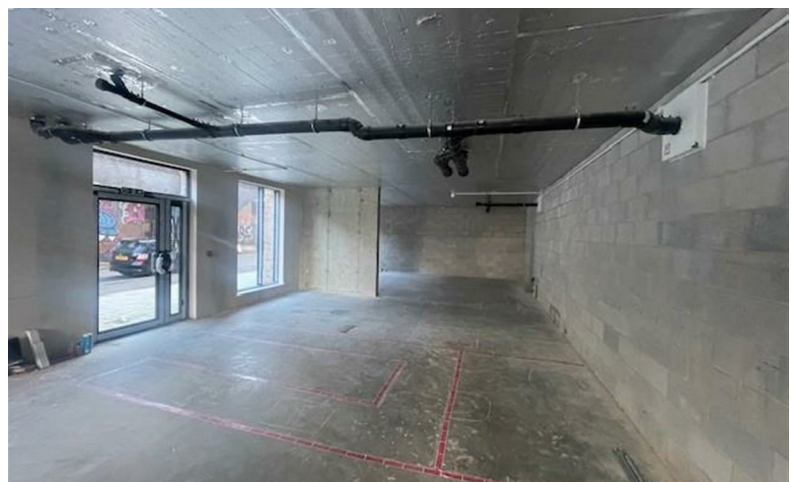


READINGS

www.readingspropertygroup.com



- **Waterside Regeneration Area**
- **Situated within the 462 bed student accommodation development**
- **Suitable for Retail, Office, Gym etc.**



£12,000 Per Annum

The Tannery Ground Floor, Jarvis Street / Bath Lane, Leicester, Leicester, LE3 5BN

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This property comprises a ground floor retail unit within a 462 bed student accommodation development. The development is located on Bath Lane, Leicester, which forms the final part of the student accommodation scheme within the Leicester Waterside Regeneration Scheme.

The overall development comprises of a mixture of residential, office and mixed use buildings.

Location

The property is situated on Bath Lane, a historical industrial location within the Waterside regeneration area. Leicester city centre is a short walk away whilst access to J21 of the M1 is via the A47 and A5460. The Inner Ring Road runs adjacent to Bath Lane.

Terms & Rental

£12,000 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

Total Net Internal Area. approx 98sqm (1,054 sqft)

Planning

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: £TBC

Rates payable 2023/24:

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

Energy Performance

EPC Rating - B (31)

VAT

We understand VAT is not applicable.

Services

Mains Water & Electric are available.

Legal Costs

The incoming 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 & Ashley Sutton). (0116) 2227575

Consumer Protection Legislation

CONSUMER PROTECTION LEGISLATION - These 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 purchaser/lessee for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.