



READINGS

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- **Popular Location**
- **Ideal for a Studio for Personal Trainers**
- **Excellent Bus Links**



£7,200 Per Annum

Rear Workshop/Studio, 107 Clarendon Park Road, Leicester, LE2 3AH

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Readings Property Group are pleased to bring to market a ground floor workshop / studio located in the popular district of Clarendon Park and close to the junction of Queens Road. The property is located to the rear of Bliss Dry Cleaners (107 Clarendon Park Road) and is ideally suited to a personal trainer or other private studios such as yoga, dance, etc.

Location

Situated in the ever popular district of Clarendon Park, with the city centre only a few minutes drive away and the Midlands Mainline Station also close by. The building is located close to the junction of Queens Road which accommodates established retailers such as Sainburys, Costa Coffee, Oxfam, Subway and a number of niche, independent local established businesses.

Terms & Rental

£7,200 per annum

A new Full 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 trading as a dry cleaning business, and consists of a main shop floor with rear stores.

Total Net Internal Area. approx 52.5sqm (565 sqft)

Rating

Rateable value: TBC

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

TBC

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

VAT

We understand VAT is not applicable.

Services

Mains Water, Gas & 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.

Viewing

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