



# READINGS

www.readingspropertygroup.com



## Leicester Road

Blaby, Leics., LE8 4GR

£8,520 Per Annum



Readings Property Group are pleased to bring to market the opportunity to lease a former cafe on the busy Leicester Road in Blaby. The property is arranged over ground and first floor and is ideal for a small start up business.

### Location

Blaby is situated approximately 5 miles to the south of Leicester City Centre. The main shopping area can be found on Lutterworth Road and Forge Corner with the immediate surrounding area being predominantly residential. National occupiers within the vicinity include Aldi, Specsavers, The Post Office, Betfred etc.

### Terms & Rental

£8,500 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 arranged over ground and first floor.

Total Net Internal Area. approx 33.7 sqm (362 sqft)

### Rating

Rateable value: £4,850

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, & 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

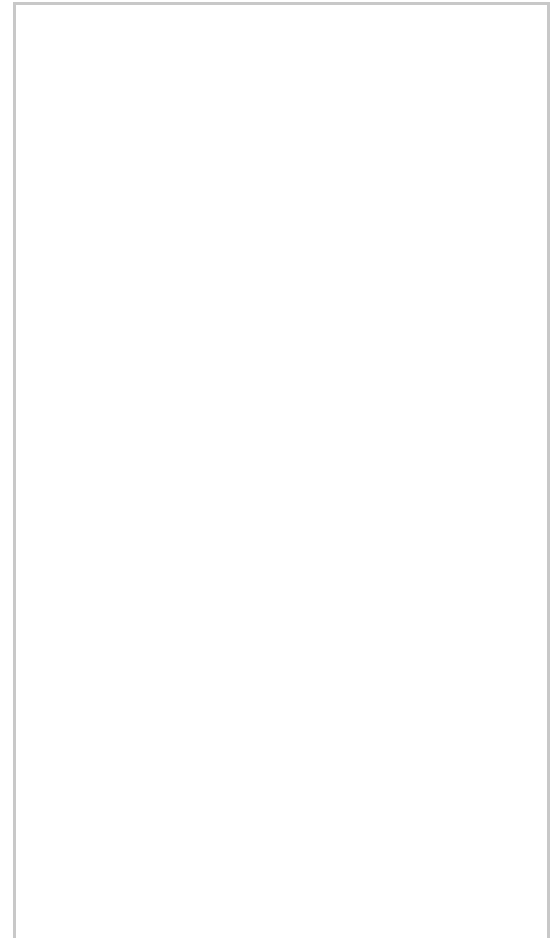
### Agent Notes

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.

### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	