



DRAFT DETAILS

SILVER STREET, WHITWICK, COALVILLE
LEICESTERSHIRE



Rent £ 8,400.00

Located in Whitwick, this commercial property has much to offer. In short, the space comprises of: a Main Sales area, Hallway, W/C, Kitchen and its own private car park. The property has a size of 42.57 square metres (458.2 sq/ft). Energy Performance rating to be confirmed.

THINKING OF LETTING?

For a **FREE APPRAISAL** of your property without obligation
RING FRECKELTONS on 01509 214564

Commercial

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE
Telephone:01509-214564. Fax:01509-236114. info@freckeltons.com www.freckeltons.com

SALES AREA: 6.1m x 5.3m (20'2 x 17'6) UPVC double glazed windows, two gas radiators, nine ceiling light points and wooden floor boarding installed.

ENTRANCE PORCH: 2.1m x 1.2m (6'9 x 3'10) UPVC double glazed glass on door, with a ceiling light point, smoke detector and wooden floor boarding installed.

KITCHEN: 2.1m x 2.7m (6'9 x 9'0) UPVC double glazed obscure windows, a ceiling light point, base units that comprise of a sink and built in storage shelves.

W/C: 2.1m x 1.9m (6'9x 6'4) UPVC double glazed obscure glass, a ceiling light point, W/C, hand wash basin and concrete floor tiling.

RENTAL: The rental for the first three years of the lease will be £8,400.00 per annum exclusive payable quarterly in advance.

LEGAL COSTS: Both the tenant and the Landlord will be responsible for paying their own legal costs during preparation of the lease.

RATING ASSESSMENT: The rateable value for this property is £5,600.

LOCAL AUTHORITY: Northwest Leicestershire District Council, Coalville, Leicestershire.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenant who are proceeding with a lease will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the lease.

PLEASE NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above.