

TO LET £48,000 Plus VAT Per Annum

178 Belgrave Road, Leicester, LE4 5AU



- Ground Floor Retail Premises
- New Build Shell Finish
- Sought After Trading Position
- Suitable For Range Of Uses (STP)
- Prominent Return Frontage
- NIA- 152 sq m (1,636 sq ft)
- Close to City Centre
- Electric Security Shutters Installed

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk



LOCATION

The property is located in the heart of Belgrave Road and benefits from return frontage onto Cooper Street. The property fronts onto the "Golden Mile", which is claimed to be the highest concentration for Indian jewellery shops in the UK. Belgrave Road is now a huge market place for Indian food, fashion and spices.

DESCRIPTION

The property comprises a newly constructed self contained retail unit. It is of regular configuration with a prominent fully glazed shop front fronting Belgrave Road. The property requires first fix electrics, WC, flooring and lighting installation, in addition to any tenant fit-out.

The shop front is secured by way of electrically operated roller shutter doors. The property provides an excellent opportunity for an incoming tenant to secure a rare opportunity to run a business on one of the most sought after locations in Leicester.

Important note: The property is offered to a "shell specification" only, with services capped off. Please note the property does not have gas or running water. It will be the responsibility of the tenant to install services, electrics, lighting and toilets.

ACCOMMODATION

We have been informed that the net internal floor area is as followed;

TOTAL NIA- 152 sq m (1,636 sq ft)

SERVICES

The letting agents provide no warranty with regard to the capacity or connectivity and prospective tenants must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made though the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: TBC

Interested parties should make their own enquiries as to the amount of rates payable.

PLANNING

The property has consent for A1 retail use, now Class E (commercial, business and service). The planning history is available on the Leicester City Councils' (www.leicester.gov.uk) website using planning reference NJT5292.

Interested parties are to make their own enquiries of the local authority to ensure their intended business activities are lawful and permitted.

RENT

The asking rent for the property is £48,000 per annum exclusive. A service charge will be applicable to the costs and expenses of repairs to the roof or external fabric of the building. The tenant will be liable for buildings insurance, business rates and utilities in addition to the rent.

TERMS

The Landlord is willing to grant a lease for a minimum period of 10 years. The lease will be effectively fully repairing and insuring and contracted outside the Landlord & Tenant Act 1954. An initial reservation fee of £2,500 will be required in order to secure the property once a tenant has confirmed they are proceedable. This will be credited to a future rent payment subject to the lease completing, but will be non refundable in the event the lease does not complete.

EPC

Energy rating: TBC

VAT

We understand that VAT will be applicable to the rent at the prevailing rate

LEGAL COSTS

Each party to pay their own legal costs incurred.

VIEWING

By prior appointment with the joint letting agents;

Charlie Burrows

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Sunny Landa

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2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.