

AVAILABLE

A1

MELTON ROAD LEICESTER LE4 6QS

£2,000 Per Month

FEATURES

- PRIME MELTON ROAD LOCATION
- NEW ELECTRICS
- BENEFITS FROM HEAVY FOOTFALL
- BLANK CANVAS
- FULLY REFURBISHED
- REAR STORAGE YARD
- BASEMENT
- CLASS E USE, FORMALLY KNOWN AS A1



 **SETHS**

0 Bedroom A1 located in Leicester

Seths are proud to market this FULLY REFURBISHED Commercial Premises on the prime Melton Road in Belgrave area of Leicester.

The property is a Blank Canvas and ready for any business wanting to put their own stamp on the place.

This premises is a great location for Offices or a wide variety of businesses, subject to Local Council approval.

Consisting of the Main Shop Floor Area on the Ground Floor, this Open Plan setup is beneficial to all types of businesses. There is also a Basement below.

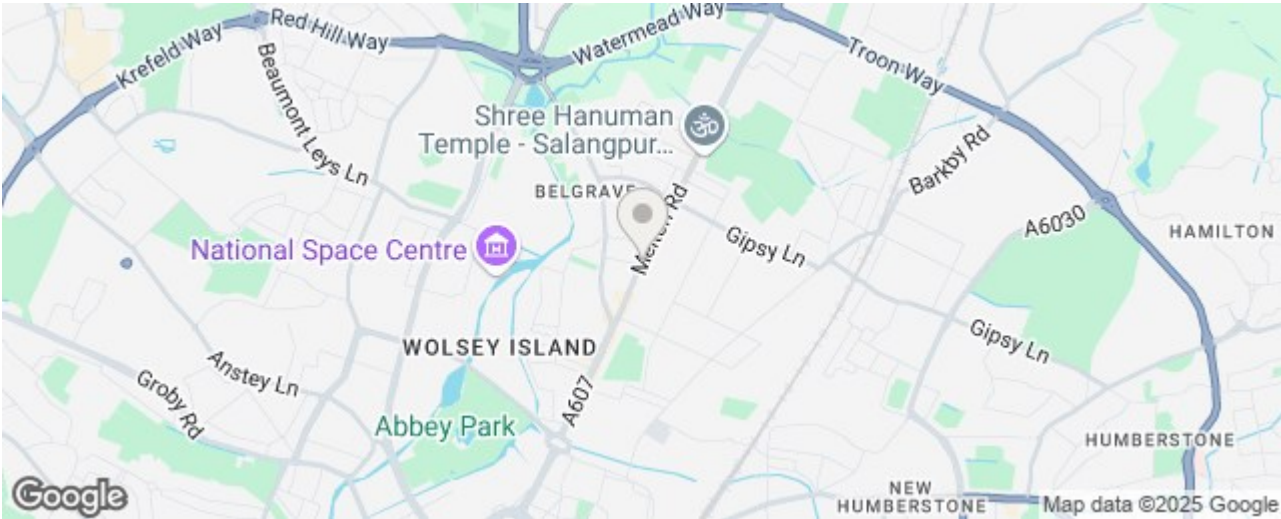
There is a small W.C. to the rear of the Office and there is a Yard to the rear of the Premises.

The road benefits from heavy footfall and is a prime location for any business.

Electric and Mains Water supply present.

Any interested Applicant would be responsible for the below:

- Paying the Vendors Legal Fees.
- A Non-Refundable Agency Fee of £400.00 + V.A.T to pay for Company Checks/References.



Call us on
0116 266 9977

let@seths.co.uk
www.seths.co.uk

Council Tax Band
Exempt

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

