



41D The Parade, Oadby, Leicester LE2 5BB

Ground Floor Retail Premises

- ▶ **Net Internal Area: 458 sq ft (42.5 sq m)**
- ▶ **Positioned along a busy shopping parade**
- ▶ **Providing flexible accommodation**
- ▶ **£18,000 p.a.x.**

For enquiries and viewings please contact:



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Location

The property is located in Leicester, within the suburb of Oadby. Leicester is the second largest city within the East Midlands located some 20 miles south of Nottingham and 43 miles north-east of Birmingham.

Oadby itself is a popular satellite area of the city, lying approximately 4 miles to the south-east of the City centre. Oadby is primarily a residential dormitory area, though is supported by its own shopping centre along The Parade together with Asda, Sainsburys and Lidl Supermarkets nearby. The property lies on the east side of The Parade close to the corner with South Street, which links in with the main public car park to the rear of the site. This section of The Parade incorporates predominantly local covenants, however, there are a number of national retailers that include Marks and Spencer Food, Costa Coffee, Boots and Holland and Barratt.

Description

The property comprises a self contained ground floor retail premises which has been arranged to provide flexible sales accommodation to the front of the unit, with a store room, kitchen, and WC to the rear. The property has been fitted out to a high specification throughout.

Accommodation

	Sq M	Sq Ft
Sales Area	34	366
Ancillary Area	8.5	92
Total	42.5	458

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand that mains water, electricity and drainage are connected to the property.

Planning

We understand that the unit has an authorised use within Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020. This is a broad use class which allows the demise to be used for a variety of uses including; as a retail shop, café, and office.

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates

The property is currently listed as shop and premises and has a rateable value of £9,100.

Source: VOA

Rent

£18,000 p.a.x.

The fixtures, fittings and furniture are available by way of a separate agreement. Further information on this is available upon request.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An is EPC available upon request from the agents.

Viewings

Viewings are by appointment with sole agents Innes England

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