



47 Blackbird Road, Leicester LE4 0AJ

Showroom/Workshop Premises

- ▶ **8,276 sq ft (768.8 sq m) GIA**
- ▶ **Prominent main road location**
- ▶ **Forecourt parking with large rear service yard**
- ▶ **Rent £60,000 pax**

For enquiries and viewings please contact:



Joe Reilly
07989 434162
jreilly@innes-england.com

Location

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

The city lies to the east of the M1 motorway, with the main junctions being J21 (M69) J21A (A46) and J22 (A511/A50). Rail connections to London are relatively frequent, with London St. Pancras being accessible in just over one hour's travelling time.

The property occupies a prominent main road position on Blackbird Road, one of the City's main arterial routes providing quick and easy access to all other parts of the City and the M1/M69 motorway at Junction 21.

Description

The property comprises a detached showroom/workshop unit with integral first floor offices. Loading is provided by way of a roller shutter door in the rear elevation. There is forecourt parking with space for 7 cars with a side access leading to a rear secure service yard with parking for a further circa 20 vehicles.

Accommodation

	Sq M	Sq Ft
Front Showroom	128.9	1,388
Rear Showroom and WCs	346.3	3,728
Partitioned Workshop	108.4	1,167
First Floor Offices (including kitchen and store) Male & Female toilets	117.5	1,265
Boiler Room	13.4	144
Basement Store	54.3	584
Total	768.8	8,276

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

Services

We understand that the premises have the benefit of mains water, electricity and drainage.

Tenure

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

Business Rates

The property is currently listed as Warehouse and Premises and has a rateable value of £31,250.

Source: VOA

Rent

Rent £60,000 pax

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

The premises have an EPC assessment of: 72 C

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 08-Jul-2024



