TO LET







HILDYARD ROAD
LEICESTER
LE4 5GG

£2500 pcm

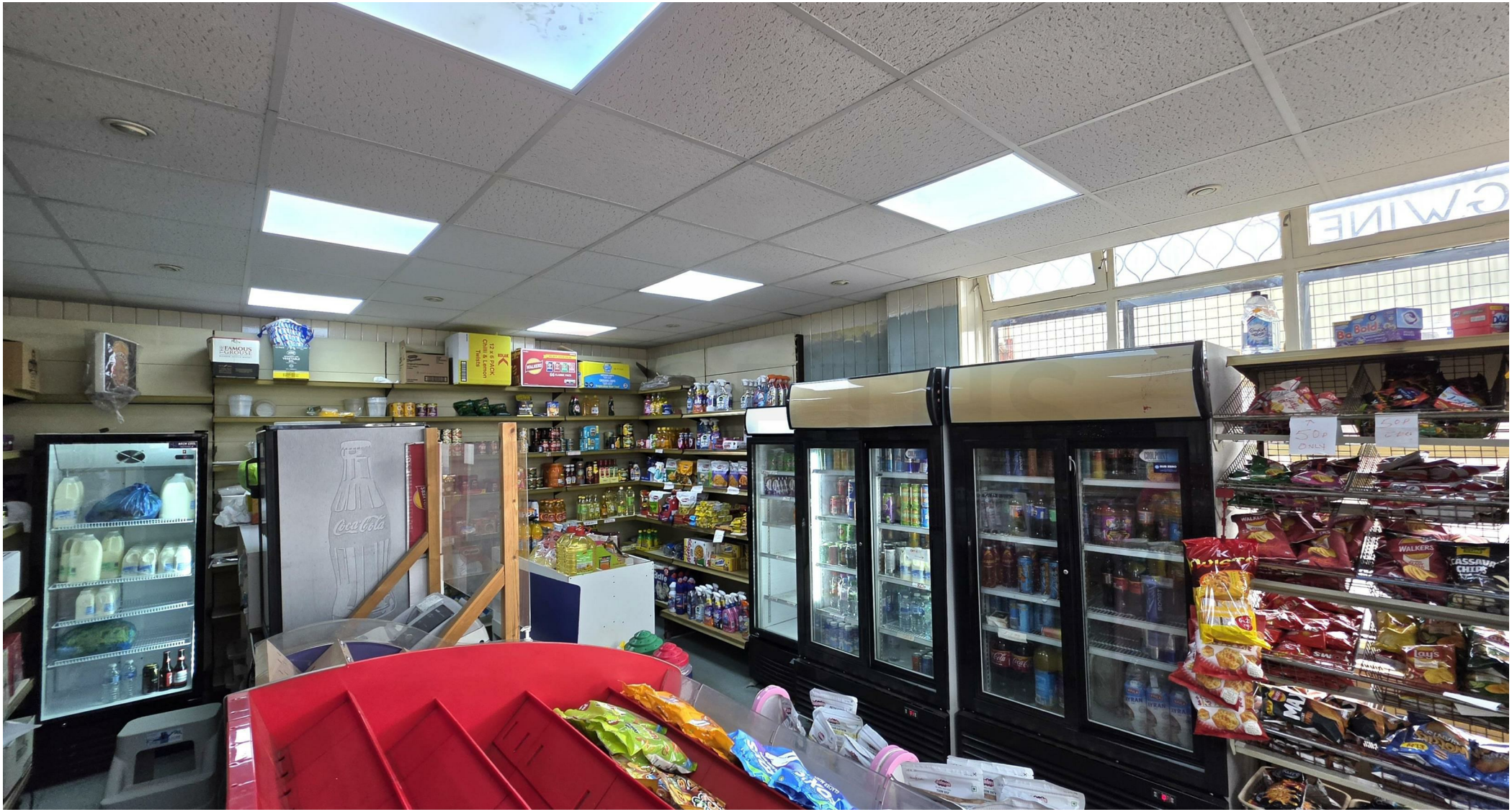
FEATURES

- Prominent Corner Commercial Premises
- Spacious Ground Floor Retail Area
- Four First Floor Office/Ancillary Rooms
- Large Basement Cellar for Additional Storage
- Kitchen & Staff Facilities
- W.C. & Bathroom Facilities
- Versatile Layout Suitable for Various Business Uses (STPP)
- Excellent Trading Location Close to Melton Road
- Easy Access to Leicester City Centre & A607
- Available from January 2027

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SETHS

4 Bedroom Commercial / Residential Premises to let in Belgrave



Commercial Premises To Let

Seths are delighted to present this substantial mixed use commercial premises located on Hildyard Road, Leicester, offering an excellent opportunity for a variety of businesses (subject to the necessary consents).

Occupying a prominent corner position, the property benefits from a Ground Floor Retail Area with excellent frontage, providing an ideal space for customer interaction, retail display or a range of commercial uses.

The Ground Floor comprises a large Shop Floor, a separate Dining/Reception Area, a spacious Office/Lounge, a fitted Kitchen, a W.C. and two useful Storage Rooms, providing excellent flexibility for day to day business operations.

The property also benefits from a large Basement Cellar, offering substantial additional storage space.

To the First Floor there are four generously sized Rooms together with a Bathroom and separate W.C. These rooms provide excellent flexibility and may be suitable for office accommodation, staff facilities or ancillary business use, subject to the relevant permissions.

Further benefits include Double Glazing, Gas Central Heating and a versatile layout suitable for a variety of commercial occupiers.

Conveniently located within a busy residential area of Leicester, the premises benefits from excellent access to Melton Road, Leicester City Centre and the A607, whilst being surrounded by a range of established local businesses.

This is an excellent opportunity to secure a spacious commercial premises with extensive storage and flexible accommodation in a well established trading location.

* Any interested party is responsible for paying the Landlords Legal Fees.
* Full Fixtures, Repairs and Insurance Lease.
* Tenant to pay for their own Insurance.
* Any party who is interested in reserving the premises, would have to pay a non-refundable agency Admin Fee of £400.00 + V.A.T (£480.00 total) pending Satisfactory checks.









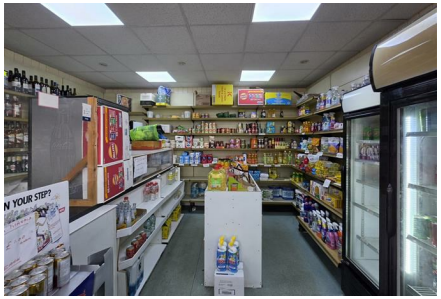






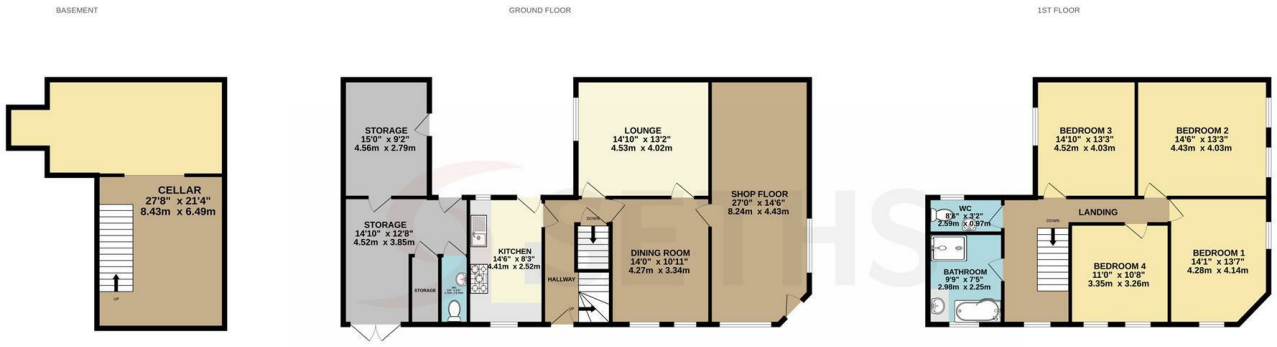












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

Exempt



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.

SETHS