

Pigott & Hall

COMMERCIAL TO LET

Retail Premises

12b Belvoir Road, Coalville, LE67 3PE



- ❖ **PROMINENT POSITION**
- ❖ **FORMERLY CLOTHES SHOP AND FLOWER SHOP, BUT POTENTIALLY SUITABLE FOR OTHER RETAIL/USES**
- ❖ **SALES AREA: 950.52 sq. ft (91.95 m²) APPROX.**
- ❖ **NEW LEASE AVAILABLE**

RENT: £12,000 per annum (exclusive)

p.t.o.

Residential and Commercial Sales, Property Management and Lettings

38 Westgate Grantham Lincolnshire NG31 6LY

Tel: 01476 592550

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Coalville is a town in North West Leicestershire with a population of about 30,000. It is just off junction 22 of the M1 motorway and is between Ashby-de-la-Zouch and Leicester. Coalville is the administrative centre for North-West Leicestershire District Council. It is twinned with Romans-sur-Isere in France.

THE PROPERTY OCCUPIES A PROMINENT POSITION OPPOSITE THE MAIN SHOPPING PRECINCT.

A C C O M M O D A T I O N

GROUND FLOOR:

Front width:	21' 09"	6.62m
Depth:	<u>45' 07"</u>	<u>13.89m</u>
	66.16 sq. ft	20.51m
Total area:	950.52 sq. ft	91.95m²

SERVICES: All mains services are connected or readily available. No tests have been carried out of any of the services and no guarantee or warranty is given as to the effectiveness, suitability or adequacy nor whether they are sufficient to meet the requirements and needs of the takers.

OUTGOINGS: We understand from the Valuation Office website that the **estimate Rateable Value for 2026 is £11,250**. The Uniform Business Rate for 2026/27 being either 38.2 or 43.2p in the £ depending on use. Water and Sewerage charge payable in addition. Interested parties are advised to make their own enquiries with the local authority for verification purposes.

LOCAL AUTHORITY: North West Leicestershire District Council
Council Offices, Whitwick Road, Coalville, Leicestershire LE67 3FJ

LEASE: A new lease on a full repairing and insuring basis is available for a period to be agreed with the rent subject to review every 3 years.

DEPOSIT: A deposit, usually equivalent to 3 months of the full rent is required upon signing the lease/licence.

COSTS: The landlord proper legal costs in connection with the preparation of the lease/licence to be borne by the taker. There is a charge of £72 paid by the proposed tenant for referencing and the cost of a licence is £360 where applicable. The cost of a lease is subject to solicitors' fees, which of course are variable and you should seek further advice from your solicitor as to the likely costs.

ENERGY EFFICIENCY RATING: C54

VIEWING: At any reasonable time by contacting the letting agents **Pigott & Hall**
38 Westgate, Grantham, Lincs NG31 6LY **Tel.** 01476 592550 **Fax** 01476 592386
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MEASUREMENTS: Whilst every care has been taken in the preparation of these particulars, the purchasers or prospective tenants are advised to satisfy themselves that the statements contained and measurements given, if any, are correct. All measurements are approximate and given to the nearest 0.83. (3ins.)

MISREPRESENTATION ACT: 'Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.'