

WAREHOUSE TO LET

43 MELTON STREET LEICESTER LE1 3NB

- 2 Storey Warehouse Unit
- 4,736 Sqft (440 sqm) approx
- Existing B1 Use
- Height – 3.42m approx
- 3 Phase Electric Supply
- W.C. / Side Loading Facilities
- 3 Car Parking Spaces



RENTAL: £15,000 pax

Description:

Kal Sangra Shonki Brothers Ltd are pleased to offer these 2 storey warehouse premises of approximately 4,736 sqft, which benefit from existing B1 Use, conveniently located in a mixed residential/commercial location close to Leicester City Centre. We understand that the unit benefits from its own w.c. facilities on each floor, a ceiling height of approximately 3.42m, 3 phase electric supply, side loading facilities, and 3 car parking spaces.

Location:

The property is located on Melton Street, near to Leicester College, Abbey Park, St Matthews Way, and Leicester City Centre, in a mixed residential/commercial location. The property is most easily accessed via the A594 St Matthews Way, just off the A607, and is close to Concorde Auto Centre and Tai Fat Chinese Supermarket. The property can be most easily identified by our V-Angle board to the front of the property.

Accommodation - all measurements are approximate:

Ground Floor: 2,368 sqft (220 sqm) ~ with 2 w.c's

First Floor: 2,368 sqft (220 sqm) ~ with 3 w.c's

Total GIA: 4,736 sqft (440 sqm)

Outside: Parking for 3 vehicles approx, outside service yard, side loading

Planning:

We understand that the property has B1 Business use with potential for alternative uses subject to obtaining planning permission. B1 use includes a range of uses within the Business classification, such as offices, research and development, laboratories, studios and light industry.

All enquiries regarding planning should be made direct to Leicester City Council Planning department on: (0116) 454 3000.

Rating Assessment:

Charging Authority:	Leicester City Council
Description:	Warehouse & Premises
Rateable Value:	£12,000.00
Rates Payable (approx):	£5,916.00
Period:	2016/17

Please make your own enquiries in respect of any rating liability or small business rate relief.

Rent:

£15,000 pax.

We understand that VAT is not applicable.

Lease Terms:

We understand that the property is available to let by way of a 3 year lease or longer on a full repairing and insuring basis.

Building Insurance:

We understand this to be approximately £700 per annum.

Legal Cost:

The incoming tenant will be responsible for the landlord's reasonable legal costs of approximately £700 + VAT for the preparation of the lease.

Services:

We understand that the unit benefits from 3 phase electric supply and free standing gas Blowers. The services, fittings and appliances (if any) have not been tested by the agents.

Energy Performance Certificate:

Rating 93, Band D.

Viewing:

By appointment through the sole letting agents.

Important Information:

All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety:

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

