

TO LET
Belvoir Road
Coalville, Leicestershire
LE67 3PE



ANNUAL RENTAL OF: £6,500 PAX

- Ground Floor Retail Unit
- 333 sqft (31 sqm) Approx.
- Class E Use
- Located In Coalville Within a Busy Parade of Shops
- Retail Area, Kitchen Facilities & WC
- High Footfall



Location

The property is located in Coalville, within a busy parade of shops and within easy reach of the shopping precinct, Clock Tower, and Marlborough Square. The parade benefits from excellent passing trade and bus links to and from areas of Leicester.

Description

A ground floor retail unit of approximately 333 sqft (31 sqm) comprising a retail area, kitchen facilities and WC.

Accommodation

All measurements are approximate:

G/f: Retail Unit, Kitchen Facilities & WC: 333 sqft (31sqm) approx.

Rent

£6,500 PAX.

Planning

We understand the property has Class E use with the potential for other uses subject to obtaining planning consent. All enquiries regarding planning should be made direct to Leicester City Council planning department on (0116) 454 3000.

Lease Terms

We understand that the premises is available by way of a 3-year lease on a full repairing and insuring basis with 3 yearly rent reviews. A rent deposit equivalent to a quarter rent to be payable and held for the duration of the lease.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs for the preparation of the lease.

Rating Assessment

Charging Authority: Northwest Leicestershire District Council
Description: Shop & Premises
Rateable Value: TBC
Rates Payable: TBC
Period: 2017 – Present.

Tenure

Leasehold

EPC

Band F.

Services

The services, fittings, and appliances (if any) have not been tested by the agents.

Local Authority

Northwest Leicestershire District Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com

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.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

