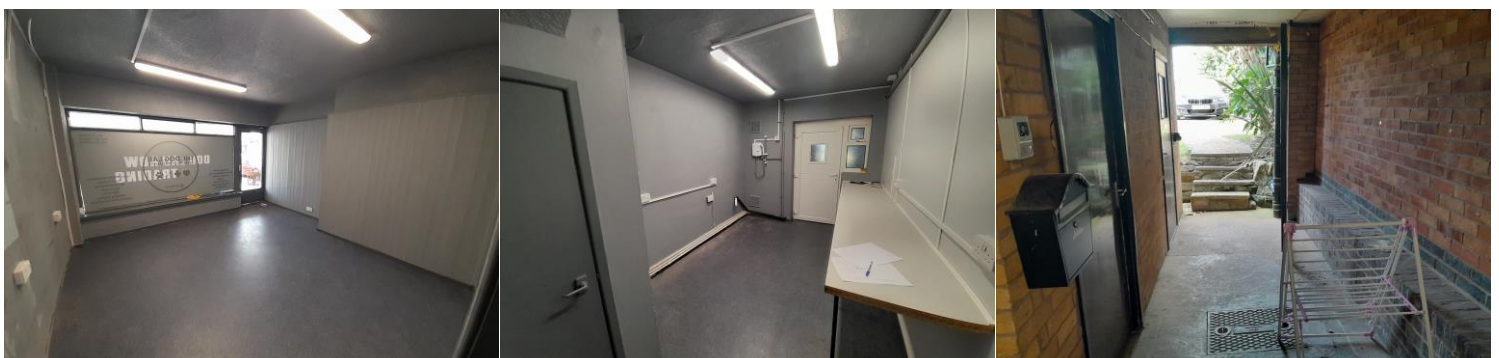


TO LET
Rosemead Drive
Oadby
Leicester LE2 5SF



ANNUAL RENTAL: £9,600 PAX

- A Single Storey Lock Up Shop
- Located Within a Busy Parade Of Shops, Near To Oadby Town Centre
- Approximate GIA: 307 sqft (28.5 sqm)
- Retail Area & Kitchen
- A1 Use
- 3 Year Lease Term



Location

This property is located on Rosemead Drive, near to the junction of London Road and Wigston Road. The property is conveniently positioned within an array of shops with excellent passing trade and high footfall. The area is serviced by frequent bus links to and from Leicester City Centre and within easy access to Wigston Town Centre.

Description

A single storey lock up shop of approximately 307 sqft (28.5 sqm) briefly comprising a retail area, kitchen, external WC, and parking to the front.

Accommodation

All measurements are approximate:

Total GIA: 307 sqft (28.5 sqm) approx.

Rent

£9,600 pax. Rent to be paid quarterly in advance by standing order. Tenant is to be responsible for the building and contents insurance. We understand no VAT is applicable.

Planning

We understand the property currently has permitted A1 use, with general retail use.

Lease Terms

The lease to be offered is for a minimum term of 3 years, on a full repairing and insuring basis with 3 yearly rent reviews.

Legal Costs

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

Rating Assessment

Charging authority: Oadby & Wigston Borough Council
Description: Hairdressing salon
Rateable value: £1,800
Rates payable: £898.20
Period: April 2023 – present

EPC

Band D.

Services

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

Local Authority

Oadby & Wigston Borough 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

