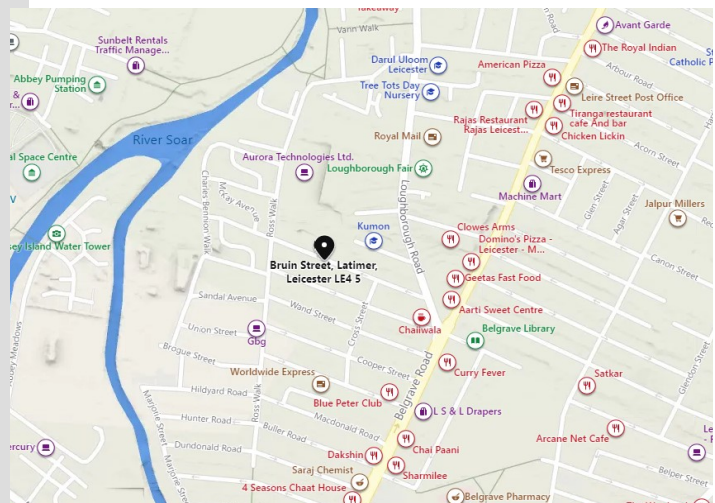


UNIT 2 67-71 BRUIN STREET LEICESTER LE4 5AZ

- ⇒ First Floor Industrial Unit
- ⇒ Class E(g) use
- ⇒ 2 year lease term
- ⇒ Belgrave Area
- ⇒ Popular neighbourhood location
- ⇒ 4262 sqft (395 sqm) approx.
- ⇒ 2 car parking spaces

RENTAL: £1065.50 PCM EXC



REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16



Location

The property is located on the corner of Bruin Street and Ross Walk in the highly popular Belgrave Area. Situated amongst a mixed industrial/residential area, the property is approximately 2.0 miles North of Leicester City Centre. The property is easily accessible via all modes of transport and benefits from free street parking and high local footfall.

Description

A spacious industrial unit of approximately 4262 sqft (395.9 sqm). The property comes with access via lift and staircase. The unit has its own water, gas and electric supply.

Accommodation: All measurements are approximate:

Total GIA: 4262 sqft (395.9 sqm)

Planning

We understand the property has Class E(g) use with the potential for other uses subject to obtaining planning consent. All enquiries regarding planning should be made direct to Leicester City Council on 0116 454 1000

Rent/Service Charge

£1065.50 pcm exc rent payable quarterly in advance by standing order. Tenant responsible for contents insurance.

Lease Terms

The lease to be assigned is for a term of 2 years on a full repairing and insuring basis outside the Landlords and Tenants Act 1954 at a rent of £1065.50 pcm exc. Insurance costs are at £0.25 per sqft and there is a service charge of £300 per quarter.

Legal Cost

All parties are responsible for their own legal costs.

Services

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

Rating Assessment

Charging Authority: Leicester City Council

Description: Factory & Premises

Rates to be assessed

Please make your own enquiries in respect of the rating liability or business rate relief with Leicester City Council.

Energy Performance Certificate

Pending

Viewing

Strictly by appointment through the agents.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com

Important Information: Kal Sangra ~ Shonki Brothers their clients and any joint agents give notice that:

These particulars are prepared as a general guide for the property and whilst they are believed to be correct their accuracy is not guaranteed. As such all photographs, measurements, floorplans and distances referred to are only provided as a guide and should not be relied upon for the purchase of flooring or any other fixtures or fittings.

Any and all fixtures and fittings listed in these particulars are deemed removable by the vendor. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any applications.

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.

These particulars do not constitute part or all of an offer or contract.

Whilst we take care in preparing these particulars, it is the buyers responsibility to ensure they have carried out all their investigations of the various

aspects of the property and that his/her legal representative confirms as soon as possible all matters relating to title, including the extent and boundaries of the property and other important matters, before exchange of contracts

Any ground rent, service charges and any other lease details (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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.

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 the property

In accordance with the Money Laundering Regulations 2017, the intending purchaser will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale.