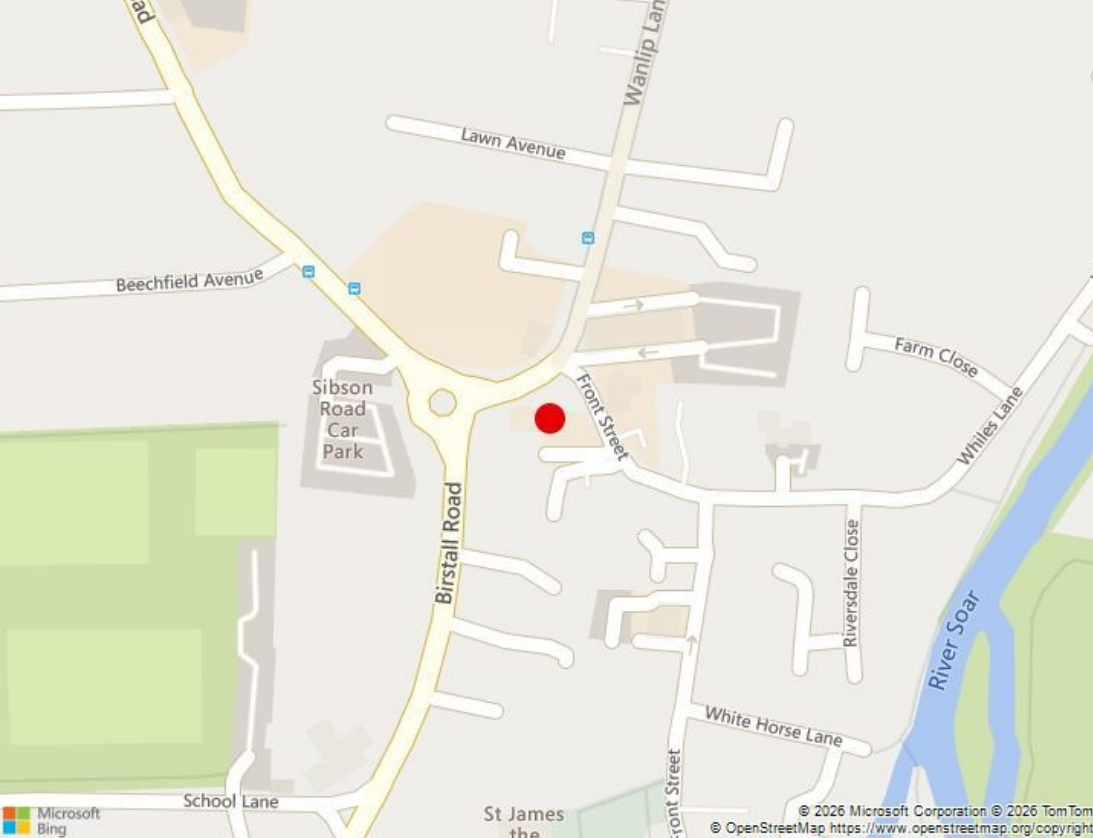


PROMINENT RETAIL UNIT TO LET

3 Libra Parade, 66 Front Street, Birstall, Leicester, LE4 4DP

663 SqFt (61.59 SqM) | £11,000 per annum exclusive





KEY FEATURES

- Located within the heart of the suburban village of Birstall
- Self contained retail unit
- Prominent central location within the parade
- Excellent transport links
- New lease

LOCATION

The premises are situated within Libra Parade, comprising 6 units immediately adjacent to the junctions of Wanlip Lane, Sibson Road and Birstall Road. Occupiers within the parade include The Fitness Asylum and Lees of Birstall and other nearby retailers including Coop, Birstall Fish & Chip shop and the Earl of Stanford Public House. Syston railway station is approximately 1.86 miles away providing direct access into Leicester railway station along with regular bus routes.

Birstall is a large suburban village within the county of Leicestershire, which lies approximately 3 miles north of Leicester city centre and approximately 1 mile from the A6 which connects Leicester to other towns including Loughborough to the north and Derby to the northwest. Other retail uses will be considered.

DESCRIPTION

3 Libra Parade is a ground floor retail unit which was previously occupied by a barber. The premises comprise an open plan sales area with a glazed shop front leading to ancillary storage and a WC. Rear access for loading/unloading.

Area	SqFt	SqM
Mains Sales Area	623	57.88
Ancillary Storage	40	3.72
Total Floor Area	663	61.59



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TERMS

The premises are to be offered by way of a new full repairing and insuring lease for a term of five years or multiple thereof.

ASKING RENT

£11,000 per annum exclusive

SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance of common areas and landscaping.

EPC

Energy Performance Rating A-21. Certificate available on request.

BUSINESS RATES

Rateable Value £9,900

Businesses may benefit from small business rate relief in 2026/2027 on this property.

Interested parties are advised to make their own enquiries with the Local Authority (Leicester) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:



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