

**141 Lothair Road
Leicester
LE2 7OE**



Single storey industrial unit & large external yard area.

Available on flexible lease terms

Annual Rental Of £12,000



Industrial unit with extensive yard area

Flexible lease terms available

Site Area: 621 sqyds (519 sqm) approx.

Prominent position

Unit GIA: 430 sqft approx

No business rates to pay

ACCOMMODATION

Location

The property is conveniently positioned near to Aylestone Leisure Centre, directly off Saffron Lane.

Description

Kal Sangra Shonki Brothers Ltd are pleased to offer this single storey industrial unit/workshop of approximately 439 sqft on a large external yard area of 621 sqyds. The unit comprises of a clear workshop with kitchenette, WC and is fitted with separate electric and water supply. Externally there is a large yard providing a number of car parking spaces, there is also further parking on the front forecourt. The property is available to let on flexible lease term basis.

Accommodation

Accommodation: All measurements are approximate: Site Area: 621 sq yds (519 sqm) Total GIA: 430 sq ft approx

Planning

The unit has E(g) class use: E(g) Uses which can be carried out in a residential area without detriment to its amenity. E(g)(i) Offices to carry out any operational or administrative functions. E(g)(ii) Research and development of products or processes. E(g)(iii) Industrial processes. Other uses are subject to planning permission. Local Authority: Leicester City Council (0116) 454 3000.

Lease Terms

Flexible.

Services

Electric and water supply are available. The services, fittings and appliances (if any) have not been tested by the agents.

Rating Assessment

Charging Authority: Leicester City Council Description: Shop & Premises Rateable Value: £1,825.00 Rates Payable: Nil Period: 2017-present Please make your own enquiries in respect of the rating liability or business rate relief with Leicester City Council.

Energy Performance Certificate

N/A.



Viewing

Strictly by appointment through the sole lettings agents.
Kal Sangra, Shonki Brothers Ltd 85 Granby Street,
Leicester LE1 6FB
Tel: 0116 254 3373
Email: info@shonkibrothers.com

Note

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.