



**TO LET**

# Town Centre Retail Premises

22A Belvoir Road + Coalville + Leicestershire + LE67 3PN



**878 Sq Ft**  
(81.5 Sq M)

**£10,000 Per Annum**



**Prominent frontage**



**Kitchen & stores to rear**



**Municipal parking nearby**



**Open-plan sales area**



**Delivery access to rear**



**Available immediately**

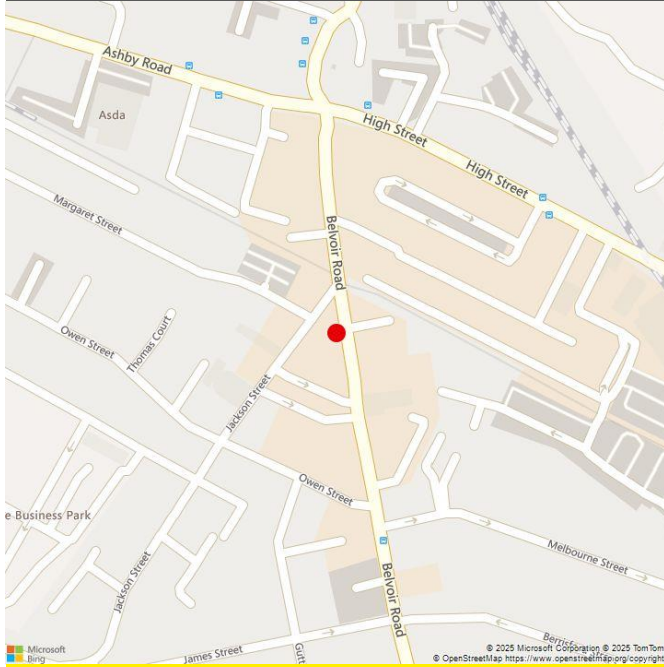


### LOCATION

The property occupies a mid-terraced position fronting Belvoir Road, Coalville, the main retail thoroughfare within the Town.

Positioned adjacent to Lloyds Bank and nearby to Belvoir Retail Centre which includes occupiers such as Greggs, Specsavers, Costa, Cex, Card Factory, Boots and Argos, the property is well located and would be suitable for a variety of retail-led uses.

#### The Property



**SAT NAV: LE67 3PN**

### DESCRIPTION

The ground floor of a two-storey, brick built retail premises in central Coalville.

The unit offers part-glazed frontage onto Belvoir Road and is currently fitted out as a tea-room / cafe following successful previous trading under this use.

Internally the property offers an open-plan sales area with fitted counter to the left side; thereafter, an entranceway leads to a sizeable kitchen and prep area which is additionally accessed via a UPVC door to the rear, leading to a small shared yard suitable for bin storage and providing one allocated car parking space.

WC and stores are also provided to the rear.

### ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Sales Area	629	58.4
Kitchen	249	23.1
<b>TOTAL</b>	<b>878</b>	<b>81.5</b>

### RATING ASSESSMENT

Rateable Value (2023): £7,900  
U.B.R (2024/2025): £0.499  
Est. Rates Payable (2024/2025): £3,943\*

\*The property qualifies for small business rates relief and occupiers should therefore benefit from rates exemption.

Rating information is for guidance purposes only and should not be relied upon.

### ENERGY PERFORMANCE CERT.

26-50

**B**

33 B

### TERMS

A new Lease is available for a period to be agreed at an initial rent of **£10,000 Per Annum** exc.

Internal fixtures and fittings that belong to the previous café operator are for sale and available by way of separate negotiation.

### VAT

We understand the property is not elected for VAT.

### UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

Unrepresented parties are recommended to obtain professional advice.

### Viewing

Strictly by appointment with the sole agent

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