

**MATHER
JAMIE**
01509 233433

**54 Thurcaston Road
Leicester
Leics
LE4 5PF**

**TO LET (may sell)
£16,000 pax**



Warehouse & Offices

153.74 sq m (1,655 sq ft)

54 Thurcaston Road, Leicester, Leics, LE4 5PF

LOCATION

The subject property fronts Thurcaston Road close to its junction with the A6 Abbey Lane. Nearby occupiers include McDonald's and Bermick Motor Accessories.

The property's location is shown on the plan within these particulars.

DESCRIPTION

The property comprises a two-storey office showroom of brick and block construction beneath a pitched roof with rear up-and-over loading access door to the rear elevation.

The property benefits from ground and first floor offices and WC provisions, in addition to ground floor workshop/valet bay with rear roller shutter loading door as well as on-site parking available.

RENT

£16,000 (sixteen thousand pounds) per annum exclusive.

TENURE

The property is available on a new lease on terms to be agreed or, alternatively, freehold with vacant possession.

ACCOMMODATION

Ground Floor

Office	19.83 sq m	(213 sq ft)
Workshop	62.76 sq m	(676 sq ft)
Male/Female WCs		

First Floor

Office 1	16.51 sq m	(178 sq ft)
Office 2	35.39 sq m	(381 sq ft)
Kitchen	8.2 sq m	(88 sq ft)
Internal Store	11.05 sq m	(119 sq ft)

Total 153.74 sq m (1,655 sq ft)

BUSINESS RATES

Local Authority: City of Leicester
Period: 2020/2021
Rateable Value: Ground Floor—£4,050
First Floor—£5,200

LEGAL COSTS

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

VAT

VAT will be charged on the rent / sale price.

EPC

The property has an Energy Performance Asset Rating of E within Band 112.

PLANNING

We understand the premises have authorised planning consent under Class B1 of the Town and Country Planning (Use Classes) Order 1987.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

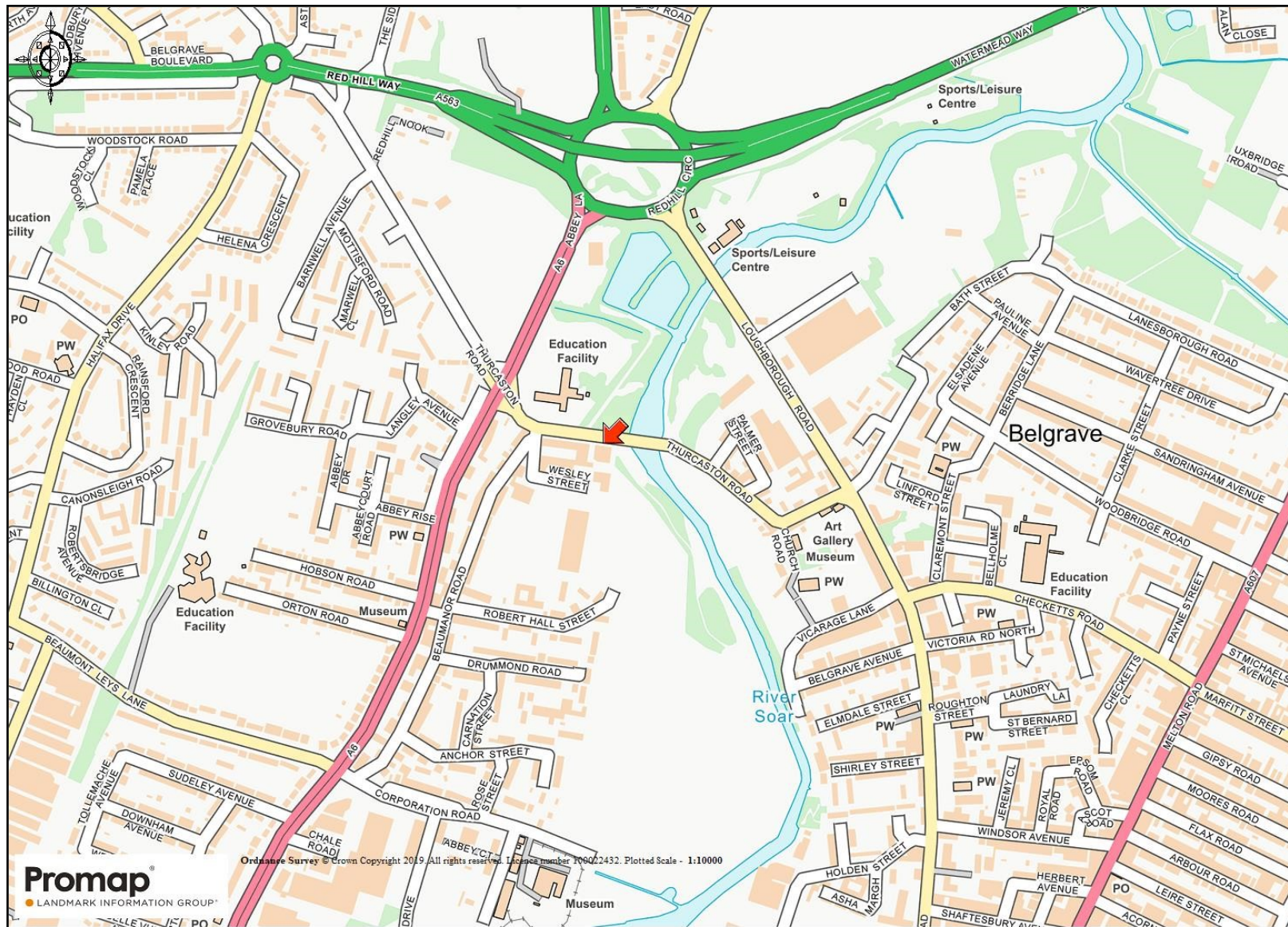
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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations