



Braunstone Gate, Leicester, LE3 5LG

Part of
ANDREW GRANGER & CO

SHELDON BOSLEY KNIGHT
LAND AND PROPERTY PROFESSIONALS

£9,000 Per Annum

SITUATION

The property is situated in a prominent position at the corner of Braunstone Gate and Bede Street in a busy area close to the main campus of De Montfort University. Braunstone Gate runs off Narborough Road and is within walking distance of Leicester City Centre.

DESCRIPTION

The property comprises a ground floor lock-up retail unit and is suitable for a variety of uses. A separate WC is available for the unit's exclusive use.

ACCOMMODATION

The unit has a net area of 20.3 sq. m. (219 sq. ft.)

LEASE

The premises are available under a new lease on internal repairing and insuring terms for a minimum period of 3 years.

RENT

£9,000 per annum exclusive of VAT.

PLANNING

Interested parties should make their own enquiries at Leicester City Council Planning Department

RATEABLE VALUE

The shop has a Rateable Value of £7,100 in the new Rating List. Qualifying businesses will be able to obtain Small Business Rates Relief

ENERGY PERFORMANCE CERTIFICATE

Energy Rating D (82)

COSTS

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

POSSESSION

Vacant possession will be given on completion of legal formalities.

VIEWINGS

For further information and viewings please contact Kevin Skipworth on 0116 242 9933 or via email kevin.skipworth@andrewgranger.co.uk



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