

24-26, East Park Road, Leicester, LE5

To Rent - £2,000 pcm

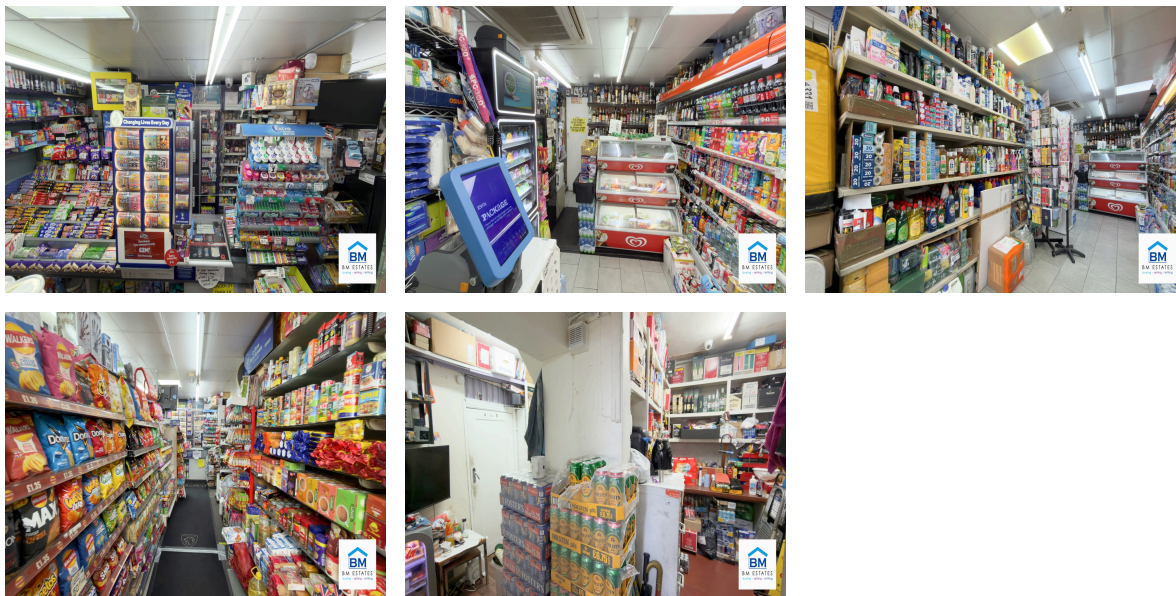


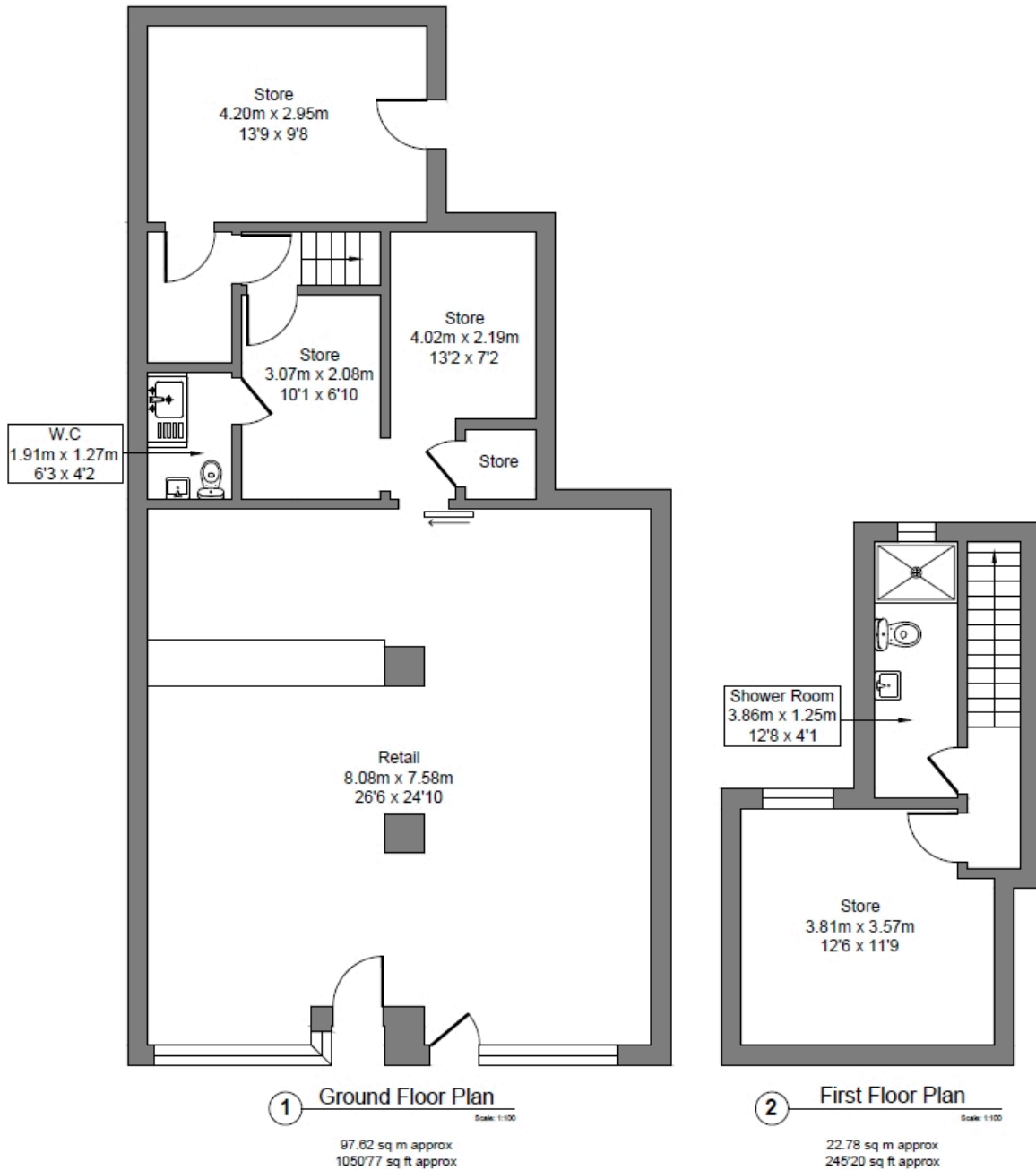
Purpose Built

BM Estates are delighted to present this fantastic opportunity to acquire an established convenience store business by way of lease assignment, situated on the highly prominent East Park Road, Leicester LE5. The business is offered for sale at £125,000 and benefits from a 10-year lease, providing excellent long-term security for an owner-operator or investor. Weekly takings are available upon request to genuinely interested parties.

The premises occupy a substantial double-fronted retail unit, offering excellent visibility and benefiting from high levels of passing pedestrian and vehicle traffic. The business is fully equipped and ready for immediate operation, comprising two double display fridges, two extra-large drinks coolers, an ice cream freezer, dedicated Monster Energy cooler, air conditioning, retail shelving, electronic tills and generous rear storage space, making it ideal for efficient day-to-day trading. The business also provides a range of well-established services including Evri ParcelShop, DPD parcel services and the National Lottery, helping to attract regular customer footfall.

East Park Road is one of Leicester's busiest and most established retail locations, serving the densely populated LE5 area and surrounding residential neighbourhoods. The property is positioned amongst a thriving mix of independent retailers, convenience stores, cafés, takeaways and professional services, creating a vibrant trading environment throughout the day. Leicester City Centre is just a short distance away, with excellent transport links via the A47 and frequent public bus services, making the location easily accessible for both customers and staff. With its prominent position, established customer base and excellent local amenities, this represents an outstanding opportunity to acquire a successful, ready-to-trade business in a sought-after commercial location.





This floor plan is for illustration purposes only. Every attempt is made to enhance accuracy, however some measurements may vary from actual conditions.

Contact

A: BM Estates

T: 0116 273 1414

E: enquiries@bmestates.com

Reference: **BMEST_004575**

IMPORTANT NOTICE FROM BM ESTATES

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.