



190 UPPINGHAM ROAD LEICESTER LE5 0QG

£18,000 p.a. ex.

LOCATION

Uppingham Road (A47) is the principal arterial road in from the east of the County and the property is situated in a parade of retail units some 2 miles from the City Centre.

This is generally regarded as being the prime section of Uppingham Road benefitting from on-street parking (1 hour) wide pavements and busy pedestrian crossing.

Other retailers include national occupiers such as Wilkinson's and Boots the Chemist.

DESCRIPTION

A ground floor lock-up shop forming part of a larger building fitted out to a good standard to provide a regular retail area with storage and changing room.

ACCOMMODATION

Internal Width	5.33 m	17' 6"
Sales Area	52.58 m ²	566 sq ft
Store (including changing) W.C./additional store	14.03 m ²	151 sq ft
	5.85m ²	63 sq ft

RATING

Rateable Value:	£7,500.00
Rates Payable 2016/2017:	£3,600.00

Based on a small business UBR of 0.48.

N.B. This property qualifies for small business relief and interested parties should make enquiries with Leicester City Council on 0116 4541005.



USER

We understand that the premises have an existing use for A1 retail under the Town & Country Planning (Use Classes) Order 1987 but interested parties should confirm this with Leicester City Council.

SERVICES

We are advised that mains drainage and electricity are provided to the premises.

LEASE

The premises are available on a new Lease on terms to be agreed subject to 3 yearly rent reviews.

RENTAL

Commencing at £16,800 rising to £18,000 with effect from January 2018.

FIXTURES & FITTINGS

The existing Tenant is seeking £5,000 for the following fixtures and fittings.

Electric roller shutter
CCTV system
Intruder alarm
Internal fittings, cabinets etc

LEGAL COSTS

The incoming Tenant will be required to discharge the Landlord's reasonable legal costs incurred in documenting the Lease.

EPC RATING - D (80)

VIEWING

By prior appointment with Jarroms:
David Draper
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