



## UNIT 22 KING STREET BUILDINGS, ENDERBY

**£3,000 pa exc.**



### LOCATION

Enderby is a popular village some 6 miles south-west of Leicester City Centre benefiting from excellent communications being within 1 mile of the M1/M69 Motorway junctions. The nearest railway station is approximately 1½ miles away in Narborough, it provides a regular service to Leicester and Birmingham and onward connections to London.

### DESCRIPTION

King Street Buildings have been converted from a Victorian factory to provide a range of industrial and office units.

Unit 22 is a self-contained office unit accessed from either King Street or George Street.

Total Floor Area 252 sq ft                      23.41 m<sup>2</sup>

### TOWN & COUNTRY PLANNING

We have been verbally informed by Blaby District Council that the subject premises have an existing use for industrial B1 & B8 of the Town and Country Planning (Use Classes) Order 1987.

### RATEABLE VALUE

The premises have the following rateable value which when multiplied by the Uniform Business Rate (currently 0.45) results in the following.

Rateable Value:	£1,100.00
Rates payable 2012/2013:	£495.00

**N.B.** Tenants may qualify for small business relief of up to 50% and interested parties are advised to contact Blaby District Council on 0116 2727530.

### LEASE

The premises are available on a new Lease on an internal repairing and insuring basis for a term to be agreed.

### RENTAL

£3,000 per annum exclusive.

### SERVICE CHARGE

In addition the Tenant will be required to contribute towards items of common expenditure and buildings insurance which are currently £25.00 and £10.00 per month respectively.

### LEGAL COSTS

The ingoing Tenant will be responsible for the Landlord's legal costs incurred in connection with the Lease.

### VIEWING

Strictly by arrangement with the Sole Agents on 0116 2221999.