



UNIT 23 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 23 is a self-contained workshop/office unit accessed from either King Street or George Street.

Ground Floor

Internal width	11'7"	3.53m
Internal depth	21'10"	6.65m
Total Floor Area	252 sq ft	23.41m ²

The premises have shared toilet facilities.

Outside

Shared service yard providing loading facilities.

TOWN & COUNTRY PLANNING

We have been verbally informed by Blaby District Council that the subject premises have an existing use for industrial B1 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 0.462) results in the following.

Rateable Value:	£1,125.00
Rates payable 2008/2009:	£519.75

NB occupiers may qualify for small business relief and should contact Blaby District Council (0116 275 055) for further information

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 £18.90 and £36.44 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.