



241B UPPINGHAM ROAD LEICESTER LE5 4DG

£17,750 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.

Positioned in the busiest section of Uppingham Road benefitting from on-street parking (1 hour) and opposite the pedestrian crossing.

Retailers in close proximity include national occupiers such as Greggs, Dominos, Wilkinson's and Boots the Chemist.

DESCRIPTION

A well-proportioned ground floor lock-up shop with aluminium shop front providing level street access to the sales area, there is also an internal storage area and WC

To the rear there is a shared service yard with one parking space available

ACCOMMODATION

Internal Width	5.18 m 17'0"
Sales Area	52.70 m ² 554 sq ft
Store	13.29 m ² 143 sq ft

Service yard with parking to rear of unit

RATING

Rateable Value:	£7,100.00
Est. Rates Payable 2016/2017:	£3,408.00

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 £17,750 and being payable quarterly in advance.

LEGAL COSTS

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

EPC RATING - TBC**VIEWING**

By prior appointment with Jarroms:
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