



**GROUND FLOOR
25 AVENUE ROAD EXTENSION
LEICESTER LE2 3EN**

£12,000 pa exc.

LOCATION

Queens Road is the commercial heart of the popular and affluent Leicester suburb of Clarendon Park which is about 1 mile south of the City and adjacent to the University.

This busy shopping street is home to a variety of local and national occupiers including Sainsburys, Costa Coffee, Subway and William Hill.

The Subject property is on the corner of Avenue Road Extension has a prominent frontage to the Queens Road.

DESCRIPTION

Brick built with a slate roof the property comprises a ground floor lock up shop and retains the original Victorian shop front.

Suitable for a variety of uses the property has consent for A1 retail but other uses will be considered (STP) interested parties are advised to contact Leicester City Council Planning Department on 0116 454 1000

ACCOMMODATION

Internal Width	3.41m 11'2"	widening to 4.19m widening to 13'9"
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Internal depth Sales Area	10.90m 41.34m ²	35'9" 445 sq ft
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W.C.

RATING

Shop Rateable Value:	TBC
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SERVICES

We are advised that mains drainage, water and electricity are connected to the shop

VAT

We are advised that the Landlord has not opted to tax and therefore VAT will not be payable on the rent



LEGAL COSTS

Each Party will bear their own costs arising.

EPC RATING - TBC

VIEWING

By prior appointment with Jarroms:
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