



**2a HOTEL STREET
COALVILLE LE67 3EP**

£8,250 pa ex

LOCATION

Located on the main arterial route into Coalville opposite the site of a planned new retail development with grants available for shop front improvements.

DESCRIPTION

Prominent ground floor lock up shop with excellent display windows and first floor sales or ancillary. Electric heating and ground floor WC.

Ground Floor	49.35 m ²	(531 sq ft)
Ancillary	2.13 m ²	(23 sq ft)
First Floor	31.04 m ²	(334 sq ft)

RATES

RV: £5,220.00 Payable: £2,505.60 p.a.
NB Small Business Relief available - qualifying
Tenants will pay no rates, interested parties should check with Northwest Leicestershire Council.

LEASE

New lease on terms to be agreed.

USER

We believe the current permitted use is A1 Retail and particularly suitable for a variety of users such as hairdressers, café (STPP) and general retail

EPC RATING - E

VIEWING

By prior appointment with Jarroms:

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