



307/309 ABBEY LANE LEICESTER LE4 5QH

£15,000 p.a. ex.

LOCATION

Abbey Lane is the principal arterial road in from the north of the County with excellent communications to the A6 and ring road and the property is situated in a prominent corner position some 2 miles from the City Centre.

DESCRIPTION

Forming the ground floor of a larger building the premises has the unusual benefit of a connected work shop to the rear with double roller shutter access in to Beaumanor Road and Wade Street.

The retail area is double fronted with a central UPVC door and a prominent return in to Wade Street

In addition to traditional retail occupiers the property is likely to be of interest to tool hire, motor parts or white goods users.

ACCOMMODATION

Internal Width	10.01 m	32'10"
Sales Area	75.16 m ²	809 sq ft
Store	9.10 m ²	98 sq ft
Workshop	97.17 m ²	1046 sq ft

RATING

Rateable Value:	£13,500.00
Est. Rates Payable 2017/2018:	£1,552.00

Calculated using VOA estimator tool
(www.tax.service.gov.uk/business-rates-calculator)

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 £15,000 pa and payable quarterly in advance

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

EPC RATING - C

VIEWING

By prior appointment with Jarroms:
David Draper
0116 2221999
david@jarroms.co.uk



LEGAL COSTS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.