



55-57 UPPERTON ROAD, LEICESTER LE3 0HE

£4,750 p.a. exc.



LOCATION

Upperton Road is located about ½ mile south of the City Centre and the property is located just inside Upperton Road from the junction with Narborough Road.

DESCRIPTION

The property comprises a two storey workshop/store with additional single storey buildings located within a small secure yard area.

ACCOMMODATION

Main Two Storey Workshop/Store

Ground Floor 6.10 m x 7.39 m 20' x 24'3"
First Floor 6.10 m x 7.39 m 20' x 24'3"
Concrete ground floor, double loading doors, fluorescent lighting

Adjoining Single Storey Lean-to

 2.64 m x 7.57 m 8'8" x 24'10"
Concrete floor, part translucent plastic roof, fluorescent lighting

Office

Ground Floor 3.15 m x 1.98 m 10'4" x 6'6"
First Floor Store 1.88 m x 2.26 m 6'2" x 7'5"
over
W.C. with low flush W.C, wash basin and electric water heater

Front Garage

 2.64 m x 7.14 m 8'8" x 23'5"
Total Floor Area 137.95 m 1,485 sq ft

The yard would provide secure parking for 2/3 cars/light vans.

TOWN & COUNTRY PLANNING

Our understanding is that consent would be forthcoming for the use for B1 (light industrial) purposes or B8 (storage).

RATING

Rateable Value: £3,000

(Source: VOA Website)

LEASE

The property is available on a new Lease for a term to be agreed.

The Lease will need to provide for the Tenant to keep the premises in good condition and wind and watertight.

RENTAL

£4,750 per annum payable monthly in advance (£395.83) exclusive of rates.

DEPOSIT

The Tenants will be required to pay a security deposit of £1,000 at the commencement of the term which will be held by the Landlord's Agents for the term of the Tenancy and will be refunded on vacation provided that the Lease terms have been complied with.

LEGAL COSTS

The ingoing Tenant will be responsible for the Landlord's reasonable legal costs incurred in connection with the Lease.

VIEWING

Strictly by appointment through the Sole Agents on (0116) 2221999.

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.