



6 FROG ISLAND, LEICESTER LE3 5AG

£25,000 p.a. exc.



LOCATION

Frog Island is located within the City Centre on the A50 arterial road, 6 Frog Island is prominently located on the left-hand side as you leave the City.

Traditionally a manufacturing area recent years have seen a shift towards motor sales and bulky item retailers with both Aldi and Triumph Motor Cycles (Stratstone) recently locating in the area.

DESCRIPTION

Brick built with an insulated asbestos roof the building is presently configured to provide a sales room to the street frontage with warehousing to the rear. There are open-plan offices to the front of the building on the first floor.

There is customer parking to the front of the unit and spaces for a couple of cars to the left-hand side. To the rear of the property there is a shared service yard with further parking/loading.

The offices and sales room have been fitted out to a good standard with double glazed windows, gas-fired central heating and separate male and female toilets.

The warehouse is more dated retaining the original Critall windows with a gas-fired space heater. There is loading to the side and rear.

ACCOMMODATION

Ground Floor	529.54 sq m	5,700 sq ft
First Floor	90.12 sq m	970 sq ft

RATING

Rateable Value:	£21,250.00
Rates Payable 2014/15:	£10,242.50
Source VOA Website	

Based on a standard UBR of .48.2p for the year 2014/2015.

SERVICES

We understand that there is a 3 phase electricity supply gas, mains water and drainage although Tenants should rely on their own inspection.

LEASE

The premises are available on a new Lease for a term to be agreed on a full repairing and insuring basis.

RENTAL

£25,000 per annum exclusive.

LEGAL COSTS

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

EPC RATING

D.

VIEWING

Strictly by arrangement through the Sole Agents on 0116 2221999