



## DUNCAN ROAD (SAFFRON LANE) LEICESTER LE2

**£20,000 p.a. exc.**

### LOCATION

Just off the Saffron Lane adjacent to the principal retail section that includes Tesco, Heron and Howitts pharmacy.

### DESCRIPTION

A former function room the property offers approximately 3660 sqft open plan hall with excellent ceiling height making it suitable for a wide range of uses.

To the rear there is a large lawned area that potentially could be converted into a generous car park.

The Landlords would consider dividing the unit, assuming a 50:50 split the rent payable would be £12,500 pa exc.

### ACCOMMODATION

Main Hall	340.02 m <sup>2</sup>	3,660 sq ft
Kitchen	50.45 m <sup>2</sup>	543 sq ft
Bar	40.50 m <sup>2</sup>	436 sq ft
Store/WC	19.88 m <sup>2</sup>	214 sq ft

**Totals**                    **450.85 m<sup>2</sup>**                    **4,853 sq ft**

### RATING

Premises form part of a larger assessment and will need to be separated

### USER

We understand that the premises have an existing use for A4 which is a drinking establishment under the Town & Country Planning (Use Classes) Order 1987 but interested parties should confirm this with Leicester City Council.

### SERVICES

We are advised that water and mains drainage are currently supplied to the premises and the Owners will install a 2 new single phase electricity supplies.

### LEASE

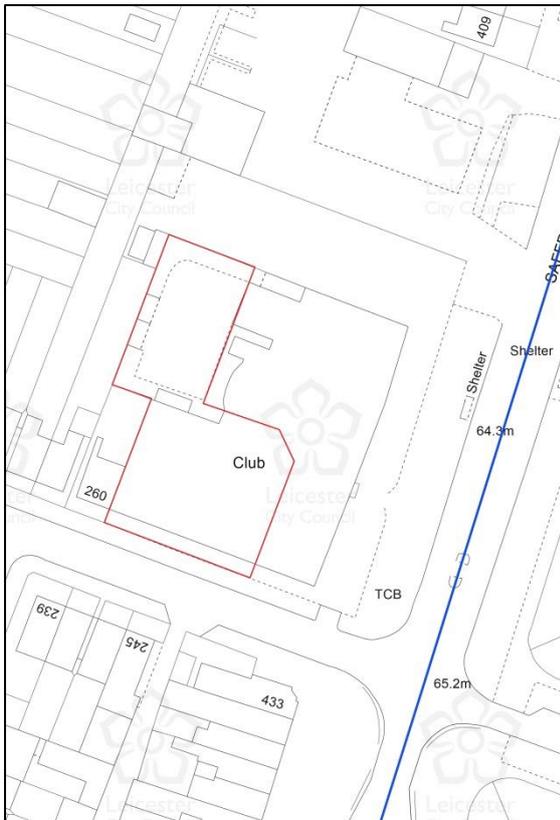
The premises are available on a new Lease on terms to be agreed subject to 3 yearly rent reviews.



## RENTAL

Commencing at £20,000 pa and payable quarterly in advance

## INDICATIVE PLAN



## LEGAL COSTS

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

## EPC RATING - TBC

## VIEWING

By prior appointment with Jarroms:  
David Draper  
0116 2221999  
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