

# TO LET

**69 BOYSLADE ROAD**

BURBAGE, HINCKLEY, LEICESTERSHIRE, LE10 2RF



## LOCK UP SHOP

**541 sq ft (50.25 sq m)** (Approx. Net Internal Area)

- Rent is £11,500 per annum

## LOCATION

Property is located on the corner of a parade of similar lock up shops within the village of Burbage. The property is located opposite a Co-op convenience store and neighbouring occupiers include Lloyds Pharmacy, Coral Bookmakers, a vets practice and a launderette.

Immediately opposite is a car sales showroom. The property benefits from off road parking for customers to the front and rear access for loading.

There is also a doctor's surgery and church within a short walk of the property.

## DESCRIPTION

Property consists of a ground floor lock up shop with rear office/ storage and W.C.

The property benefits from electrical roller shutters, suspended ceiling and lighting and an aluminium shop front. The property sits beneath residential flats at first and second floor.

**POSTCODE: LE10 2RF**



## ACCOMMODATION

|                                          | SQ M         | SQ FT      |
|------------------------------------------|--------------|------------|
| Shop                                     | 42.92        | 462        |
| Store/office                             | 7.33         | 79         |
| W.C.                                     |              |            |
| <b>TOTAL</b> Approx. Gross Internal Area | <b>50.25</b> | <b>541</b> |

## TENURE

Available to let on a new lease of a term of years to be agreed.

## RENTAL

Property is available to rent at the annual rent of £11,500 per annum exclusive, being payable quarterly in advance.

## RATES

Rateable value of £8,400. Interested parties should confirm with the local authority the amount payable. Occupiers may also be eligible for small business rates relief.

## PLANNING

We understand that the property has E Class retail consent.

## SERVICES

Mains electricity, water and drainage are either connected or available to the property.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## ENERGY PERFORMANCE CERTIFICATE

Rating: D 80

## LEGAL COSTS

Each party to bear their own legal costs.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

## VIEWING Strictly via sole agents

### David Walton

david.walton@harrislamb.com  
07824 438 997

✉ info@harrislamb.com

**harrislamb**  
PROPERTY CONSULTANCY  
**0121 455 9455**  
4 Brindleyplace Birmingham B1 2LG  
[www.harrislamb.com](http://www.harrislamb.com)

**SUBJECT TO CONTRACT** Ref: RA099 Date: 05/26

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