



Part 170 Evington Road, Leicester, Leicestershire LE2 1HL

Ground Floor Retail Premises

- ▶ **Total NIA: 614 sq ft (57.04 sq.m)**
- ▶ **Located in a popular retailing destination**
- ▶ **Good levels of footfall and passing traffic**
- ▶ **Rent: £19,500 per annum**

For enquiries and viewings please contact:



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Location

The property is located approximately 1 mile southeast of Leicester City Centre within a mixed-use area comprising residential and retail uses. The property is situated on Evington Road, between the junctions of Sawley Street and Kedleston Road. In close proximity to the west is the A6 London Road, a major arterial route providing access towards Leicester Railway Station, the inner ring road and the city centre.

Major facilities located within a half mile radius include the University of Leicester, Victoria Park, The Wiggston Queen Elizabeth College and De Montfort Hall.

Description

The subject property comprises a ground floor retail premises which forms part of Morrison's Daily. The premises will be a self contained unit.

The property is of open plan accommodation with a suspended ceiling and LED lighting benefiting from a prominent frontage onto Evington Road.

The Landlord is open to all enquiries, however, proposals for convenience stores or supermarkets will not be considered.

Accommodation

	Sq M	Sq Ft
Sales Area	57	614
Total	57	614

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are connected to the property. Interested parties should seek confirmation from relevant supplies about suitable services.

Planning

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use). Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries. (This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates

The property is to be separately assessed for rating purposes.

Rent

£19,500 per annum

Service Charge

There shall be a service charge payable for maintenance and upkeep of common areas. Further details are available on request from the agents.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: C (70)

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 12-Feb-2026





