

LEICESTER. Unit 1, 125 Hinckley Road. LE3 0TF

Retail Premises – Leasehold



LOCATION

The property is situated to the north side of Hinckley Road adjacent to Tesco Express. Hinckley Road is approximately 1 mile to the west of Leicester city centre. The surrounding area is predominantly of a residential nature.

DESCRIPTION

The premises comprises a single storey retail unit most recently used as a fish and chip shop. All equipment and fittings available by separate negotiation.

The front shop windows have steel roller shutters fitted and there is an additional rear access.

ACCOMMODATION

The property comprises the following approximate areas. Interested parties are advised to undertake their own measured survey.

Ground Floor Area	81.14 sq m	873 sq ft
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TENURE

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

USE

All interested parties are advised to check their proposed use with the local planning authority.

RENT

£15,750 per annum, exclusive. Rent is subject to VAT.

SERVICE CHARGE

A service charge applies. Further details on application.

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value	£9,400
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Interested parties should verify this information with the local rating authority.

EPC

C - 54

VAT

All figures quoted are subject to VAT where payable.

EGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Richard Bache

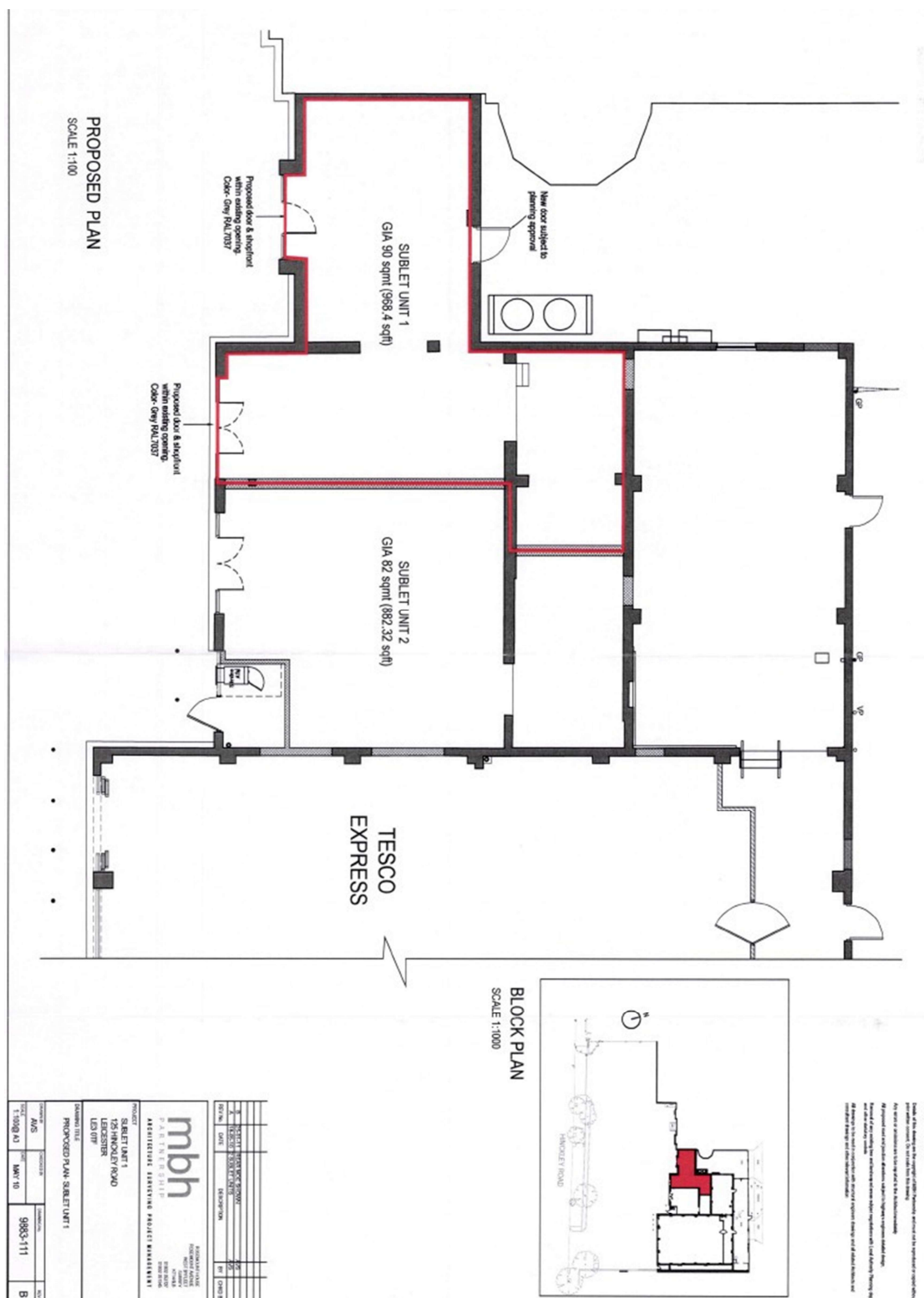
Email: richard.bache@johnsonfellows.co.uk



0121 643 9337

info@johnsonfellows.co.uk
www.johnsonfellows.co.uk

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