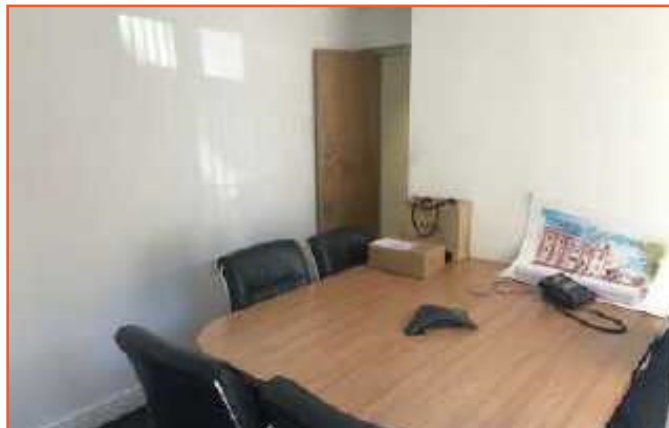




Putting great property on the map

**83 London Road
LE2 0PF**

£18,500 Per annum



Readings Property Group are pleased to bring to market this centrally located ground floor office/retail premises. The property is ready for immediate occupation with limited expense as it provides carpets, suspended ceilings, air conditioning and panelled walls.

The property benefits from existing A2 (financial and professional services) use but may be suitable for alternative uses such as A3/A5 subject to obtaining planning permission.

Location

The unit is located in a prime location on London road, with easy access to the M1/M69, close proximity to Leicester City Centre, the train station and local amenities.

Accommodation

All measurements are GIA approximate:

Ground Floor approx 68 sqm (732 sqft)

Basement approx. 55 sqm (594 sqft)

Approx 6 car parking spaces to the rear of the premises

Terms

A new Internal repair and insuring lease with a contribution of 50% towards the maintenance and repair of the roof.

A minimum lease term of 3 years to be granted.

Rent

£18,500 per annum exclusive

VAT

Not Applicable

Rating Assessment

Rateable Value is £9,900

UBR (2018/19) 0.493

Estimated Rates Payable (2018/19) £4,8880.70

Small businesses may benefit from rates exemption.

Rating information is for guidance purposes only and should not be relied upon.

Energy Performance Certificate

EPC Rating - TBC

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs for the preparation of the lease,

Services

The services have not been tested by the agents.

Viewing

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar). (0116) 2227575

Agent Notes

CONSUMER PROTECTION LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be

