



**29 Melton Road
Leicester
LE4 6PN**



£22,000 Per annum

Putting great property on the map

29 Melton Road, Leicester, LE4 6PN

Property Description

Readings Property Group are pleased to bring to market this Restaurant Premises located on the popular Melton Road. The property consists of a ground floor hot food outlet with first floor accommodation for staff living or storage.

Location

The property is located on Melton Road which links on to Belgrave Road. The site is within a very busy and popular area which accommodates a mix of well established local and national occupiers such as Natwest Bank, Dominoes Pizza & Pizza Hut, The mix of local users include food outlets, asian fashion boutiques, travel agents etc.

Terms & Rental

£22,000 per annum

A new full repair and insuring lease to be granted for a term of years to be agreed. A 3 month rent deposit and guarantor will be required.

Accommodation

Ground Floor Retail/Restaurant Area: 64 sqm (689 sf)

Kitchen / Prep Area: 13 sqm (140sf)

WC Facilities available.

First Floor Storage / Staff living accommodation: 44sqm (473sf)

Net internal floor area 121 sqm (1,302sf)

Planning

Taking in to consideration the previous user, we understand the current planning use as stated on Leicester City Councils Planning Portal, falls under A3 (Restaurant)

Rating

Rateable value is: £13,250,

Rates payable 2020/21: £TBC

Prospective tenants are required to confirm rates payable with the local authority and make their own enquiries regarding small business rates relief.

Energy Performance

EPC Rating - TBC

VAT

We understand VAT is not applicable.

Legal Costs

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

Services

Mains water, gas and electric are available

Application & Referencing

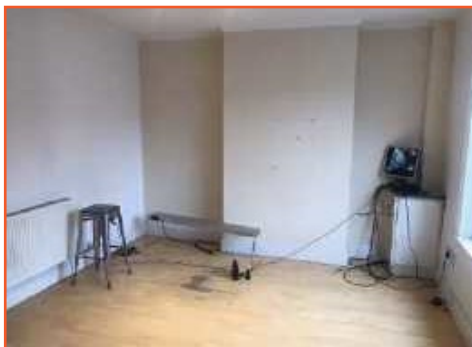
All applications will be subject to the relevant checks and there will be a requirement for a guarantor.

Viewings

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 accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.



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