



**ANDREW
+
ASHWELL**

53 London Road, Leicester, LE2 0PD.
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To Let

82 Belgrave Road

Leicester, LE4 5AT

Ground Floor Retail Premises



- Prominent corner position
- Popular shopping area
- Main road frontage
- A1 Retail Consent

Rent - £13,500 p.a.x



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82 Belgrave Road
Leicester, LE4 5AT

LOCATION

The premises occupy a prominent corner position fronting Belgrave Road at its junction with Westbourne Street, in the heart of Belgrave.

DESCRIPTION

The premises are arranged to provide a retail shop at ground floor level with rear stores.

ACCOMMODATION

Ground Floor:

Internal width (max)	5.4 m.	(17 ft. 8 ins.)
Sales depth (max)	13.0 m.	(42 ft. 6 ins.)

Sales	60.0 sq.m.	(640 sq.ft.)
Stores	8.4 sq.m.	(90 sq.ft.)

w.c.

Kitchenette

Total Net Internal Floor Area

68.4 sq.m. (730 sq.ft.)

RATING ASSESSMENTS

Ground Floor, 82 Belgrave Road

Assessed as Shop and Premises.

Rateable Value £8,700

UBR £0.414

Est. Rates payable (2010/2011) £3,601

TOWN PLANNING

The premises enjoy an established A1 (Retail) Consent. Other uses may be permitted subject to Landlords and Local Authority approval.

LEASE TERMS

The premises are available to let on a new internal repairing and insuring lease for a term of years to be agreed. The lease will have provision for upward only rent reviews at 3 yearly intervals.

RENT

£13,500 per annum exclusive, payable quarterly in advance by Standing Order.

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party are to be responsible for their own legal fees incurred on the grant of the lease.

VIEWING

Strictly by appointment with the sole agent.

Andrew & Ashwell Chartered Surveyors
53 London Road Leicester LE2 0PD

Contact: Jon Archer
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