



**ANDREW  
+  
ASHWELL**

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## To Let

4 Wanlip Lane, Birstall,  
Leicester, LE4 4JS

Detached Retail / Warehouse Premises



- Large ground floor retail area
- First floor storage facilities
- Approx Net Internal Area 370 sq.m. (3,982 sq.ft.)
- Parking to the front of the property

**Rent - £18,500 p.a.x**



## LOCATION

The property is situated in Birstall which lies approximately 3 miles north of Leicester City Centre and is located on the A6 which connects to Leicester to the South and Loughborough to the North. More specifically the property is positioned on the corner of Wanlip Lane at the southern end of Sibson Road.

## DESCRIPTION

The property comprises of ground floor sales and storage with further storage facilities to first floor. The ground floor sales benefits from a part suspended ceiling with Cat II lighting, double shop frontage, kitchenette and W.C facilities to both floors.

At first floor level there are UPVC double glazed windows, electric storage heaters, fluorescent lighting and additional kitchenette / W.C facilities.

Externally the property benefits from parking directly to the front of the property.

## ACCOMMODATION (Approx NIA)

Ground Floor Retail –	138.7 sq.m. (1,493 sq.ft.)
Ground Floor Stores –	90.8 sq.m. (977 sq.ft.)
First Floor Stores/Office–	140.5 sq.m. (1,512 sq.ft.)
Total –	370 sq.m. (3,982 sq.ft.)

## RATING ASSESSMENT

Description:	Warehouse & Premises
Rateable Value (2010):	£11,000
U.B.R (2010/11):	£0.414
Est Rates Payable(2010/11) :	£4,554

(The property may benefit from Small Business Rates relief depending on occupier).

## LEASE TERMS

The property is available by way of a new lease on full repairing and insuring terms for a minimum of 5 years.

## RENT

£18,500 per annum exclusive payable quarterly in advance.

## PLANNING

The premises are believed to benefit from an established retail use with ancillary storage. Other uses may be permitted subject to Landlord and Local Authority Consent. Interested parties are advised to make their own enquiries with Charnwood Borough Council Planning department – 01509 263 151.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## VAT

All figures quoted exclusive of VAT if applicable.

## VIEWING

Strictly through the sole letting agents:-

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

Contact: Chris Park / Michael Allwood  
Email: cmp@andash.co.uk / mra@andash.co.uk

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