



Lease for Assignment / Subletting

**Unit 2, 172 Ethel Road,
Leicester, LE5 4WE**

Ground floor retail unit with flat (let) over



- Approx Net Internal Area 72.4 sq.m. (779 sq.ft.)
- Located in popular shopping parade
- A1 / A2 planning consent
- Subletting considered
- Adjoining Tesco Metro
- Flat let on AST producing £300 p.c.m

£ 12,000 p.a.x.



LOCATION

The premises are in a popular parade of shops located off Ethel Road at the junction with Clovelly Road in Evington. Evington is a popular suburb approximately 2 miles South East of Leicester City Centre.

DESCRIPTION

The property comprises of a ground floor sales area, kitchen and 3 W.C's. The premises are alarmed and benefit from a good shop front, electric storage heaters and suspended ceiling.

Externally there are loading facilities to the rear of the property and an extensive free customer car park.

ACCOMMODATION

Ground floor:

Maximum Internal Width: 5.0 m (16 ft 3 ins)
Maximum Shop Depth: 13.6 m (44 ft 8 ins)

Sales Area: 68.6 sq.m. (738 sq.ft.)
Kitchen: 3.8 sq.m. (41 sq.ft.)
W.C's.

**Total Net Internal Floor Area:
72.4 sq.m. (779 sq.ft.)**

First floor:

Self contained 1 bedroom flat currently let and occupied at a rental of £300 p.c.m.

RENT

£12,000 per annum exclusive payable quarterly in advance.

RATING ASSESSMENT

The premises have the following rating assessment:

Property Description: Shop and Premises
Rateable Value (2010): £6,100
U.B.R (2011/2012): £0.426
Est Rates payable (2011/2012): £2,600

USE

The premises have the benefit of an A2 use. A1 uses will be considered subject to a good Estate Management Clause preventing direct competition with other tenants business within the parade.

LEASE ASSIGNMENT

The premises are held by way of a lease for a 20 year term from October 2004 having provision for rent review at 5 yearly intervals.

SUBLETTING

A sub lease for a term to be agreed will be considered subject to landlords formal consent.

SERVICE CHARGE

A Service Charge is payable for the maintenance and upkeep of external common areas. Further information is available on request.

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL FEES

Each party to pay their own legal fees associated with the assignment / underletting plus 50% of the landlords reasonable legal and surveyors fees.

VIEWING

Strictly by appointment with the sole agent

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

Contact: Chris Park / Jon Archer
Email: cmp@andash.co.uk / jaa@andash.co.uk

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