



**TO LET**

# **Modern Trade Counter Unit in Prominent Location (STP)**

3 Littleton Street + Leicester + LE4 0BP



**4,286 Sq Ft**  
(398.2 Sq M)

**£30,000 Per Annum**



**Front and side  
forecourt**



**Good road links**



**Three-phase  
electrics**



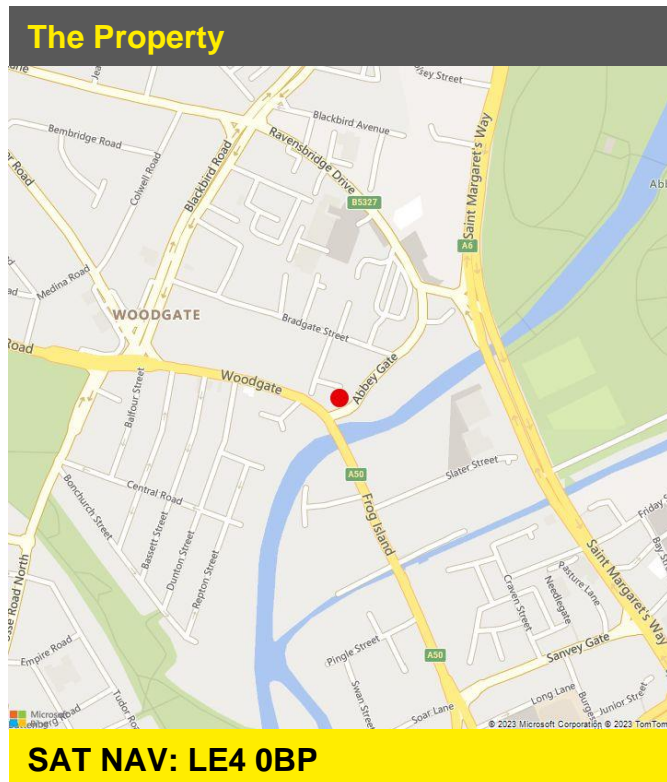
**Total parking  
allocation for  
12+ vehicles**



### LOCATION

The property is located on Littleton Street occupying a prominent corner position fronting onto Woodgate and Abbey Gate approximately 1 mile north of Leicester City Centre.

The premises are serviced by good road infrastructure positioned on the A50 which links to the Outer Ring Road (A563) to the north and the Inner Ring Road (A594) to the south.



### DESCRIPTION

The property comprises a single storey, semi detached warehouse unit constructed in brickwork with high level profile cladding and a monopitch roof. Internally the unit is currently fitted as a showroom with tiled flooring throughout, suspended ceilings with inset LED lighting, electric climate coolers, and stores.

Loading is available via an electric roller shutter door to the western elevation which leads to a small workshop area and staff ancillary. Behind the existing fitout the unit offers concrete flooring, a three-phase electricity supply, WCs, and internal clearance heights from 3.4m to 4.8m.

Externally there is a front forecourt providing demised parking for 6+ vehicles. Additional parking is also available via a demised yard to the right side.

We understand the current use class is 'Sui-Generis for the sale and repair of motorcycles' and parties may require a change of use. We advise all parties to make their own enquiries regarding planning with Leicester City Council.

### RATING ASSESSMENT

Rateable Value (2023):	£37,000
U.B.R (2023/2024):	£0.499
Est. Rates Payable (2023/2024):	£18,463*

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

### ENERGY PERFORMANCE CERT.

A copy is available upon request.

### TERMS

The premises are available by way of a new Lease for a term to be agreed at an initial rent of **£30,000 Per Annum** exc.

### VAT

We understand the property is not elected for VAT.

### UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

### ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Warehouse	4,286	398.2
<b>TOTAL</b>	<b>4,286</b>	<b>398.2</b>

### Viewing

Strictly by appointment with the sole agent

**Joe Dodd**  
[jpd@andash.co.uk](mailto:jpd@andash.co.uk)  
07541 637 028

**Harry Brown**  
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