



TO LET

Showroom & Workshop Suitable for Vehicle Uses

44 Stoneygate Road + Leicester + LE2 2AF



7,012 Sq Ft
(651.4 Sq M)

£45,000 Per Annum



**Approximate
total site area
0.6 acres**



**Close to A6
Trunk Road**



**Established
Showroom /
Workshop**



**Front Forecourt
Display /
Parking**



Large rear yard



**Available
October 2023**

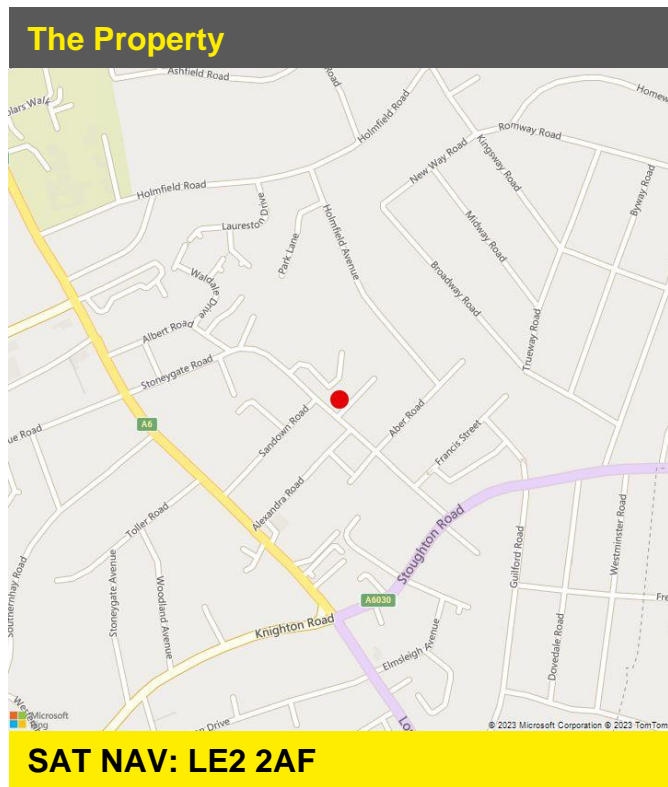


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LOCATION

The property is located on the north side of Stoneygate Road between its junction with Alexandra Road and Sandown Road, just off London Road (A6), an arterial route in and out of the City.

Leicester city centre is approximately 2 miles to the North-West.



ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor - Showroom & Workshop	6,500	603.9
First Floor - Offices	512	47.6
TOTAL	7,012	651.4

DESCRIPTION

The property comprises a mainly single storey showroom and workshop with front forecourt display area and extensive rear yard.

The unit lends itself to either motor or similar trade and workshop occupiers. The front part of the building incorporates a showroom with display windows and side and first floor offices, in addition to WCs and staff ancillary.

The rear workshop has a solid concrete floor, accessed via a rear roller shutter loading door. The workshop is open plan with an eaves height of circa 3.7m.

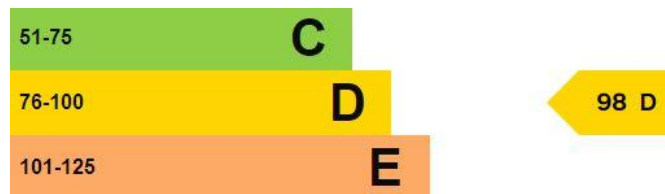
The front forecourt can be used for goods display purposes or parking, however parking is provided predominantly at the rear via a yard of approx. 0.2 acres, providing space for 50+ vehicles.

RATING ASSESSMENT

Rateable Value (2023): £28,500
U.B.R (2023/2024): £0.499
Est. Rates Payable (2023/2024): £14,221.50

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

ENERGY PERFORMANCE CERT.



TERMS

A new full repairing and insuring lease is available at an initial rent of **£45,000 Per Annum** exc.

VAT

Prices are quoted excluding 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.

Viewing

Strictly by appointment with the sole agent

Joe Dodd
jpd@andash.co.uk
07541 637 028

Mike Allwood
mra@andash.co.uk
07969 149 386

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