



To Let

Prominent Retail Unit in Popular Suburb

51-53 The Parade + Oadby + Leicester + LE2 5BB



1,813 Sq Ft
168.4 Sq M

£26,500 Per Annum



**Fully fitted hair
salon**



**Popular suburban
location**



**Great parking
provision
nearby**



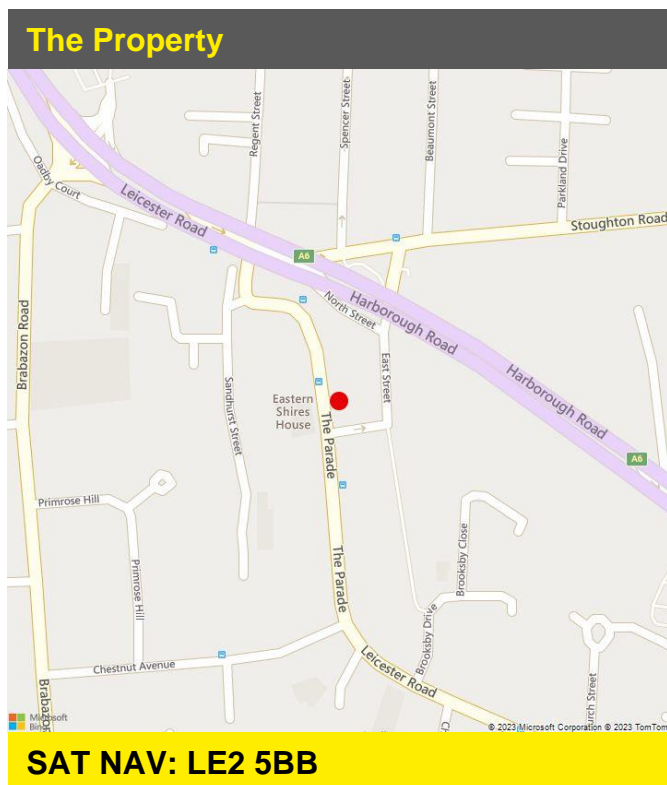
**Available
immediately**



Location

The property occupies a prominent mid-terraced position along The Parade, Oadby, a popular shopping parade approximately 3 miles south of Leicester City Centre.

Lay-by parking is available on the opposite side of the road with further municipal car parking available via East Street and Sandhurst Street car parks close by to the subject premises. Nearby occupiers include Subway, Pappa Johns Pizza, Holland and Barrett, M&S, Card Factory and Boots.



Rating Assessment

Rateable Value (2023): £18,750
U.B.R (2023/2024): £0.499
Est. Rates Payable (2023/2024): £9,357

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

Viewing

Strictly by appointment with the sole agent

Harry Brown
hsb@andash.co.uk
07803 405 708

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

Description

The property comprises a retail premises of rectangular proportions to the ground and first floor salon areas. Ancillary space is available at the rear of both the ground and the first floor.

The property is currently fit out as a hair salon with a modern frontage, LED lighting, air conditioning, two kitchens, and a WC. Additionally, there is a small courtyard at the rear of the property.

Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Ground Floor Sales	859	79.8
Ground Floor Ancillary	168	15.6
First Floor	786	73
TOTAL	1,813	168.4

Energy Performance Certificate

A copy is available upon request.

Terms

The premises are available by way of a new full repairing and insuring lease at a quoting rent of **£26,500 Per Annum**.

VAT

VAT is not applicable.

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.

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