

ANDREW+
ASHWELL



To Let

Three Storey Retail Premises

29 Loseby Lane + Leicester + LE1 5DR



650 Sq Ft
(60.4 Sq M)



**Popular City
Centre Location**



**Prominent
Frontage**

£10,000 Per Annum



**Staff Ancillary
Upstairs**



**Available
Immediately**

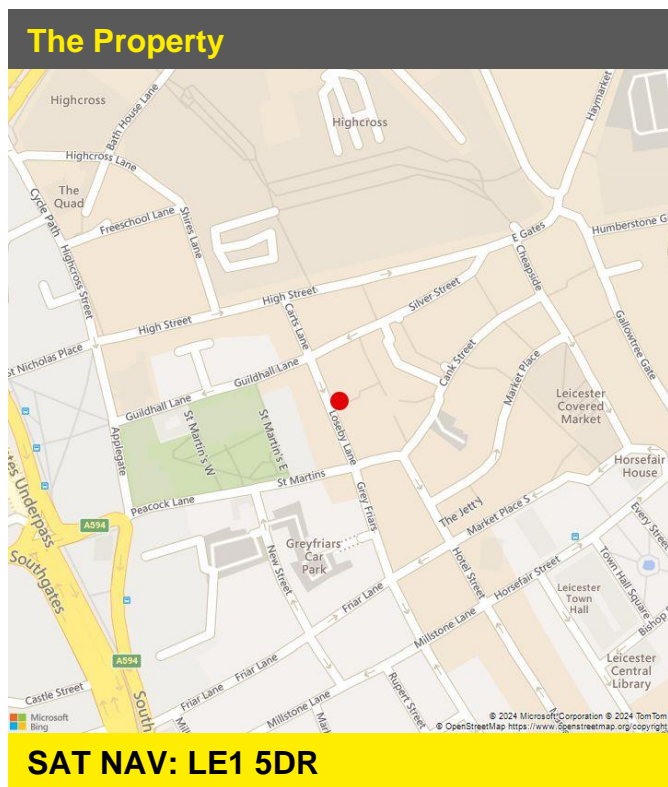


0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

Location

The property occupies a prominent position along Loseby Lane within The Lanes, an attractive boutique location in Leicester City Centre.

Neighbouring occupiers offer a mix of national and local operators including jewellery stores, florists, cafes, restaurants, bars, and home furnishing stores.



Description

The property comprises a three-storey retail unit providing ground floor sales areas with upper floor offices/stores. A WC is located on the first floor.

The retail area is fitted out with laminate flooring, the walls are plastered with a painted finish and there are mixed light fittings, to include inset downlights.

Viewing

Strictly by appointment with the sole agent

Conrad Gray
csg@andash.co.uk
07842 426 936

Jon Archer
jaa@andash.co.uk
07971 978 489

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor Sales Area	259	24.1
First Floor Office/Stores	186	17.3
Second Floor Office/Stores	205	19
TOTAL	650	60.4

Rating Assessment

Rateable Value (2023): £7,900
U.B.R (2023/2024): £0.499
Est. Rates Payable (2023/2024): £3,950*

*Small businesses should benefit from rates relief.

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

Energy Performance Certificate

A copy is available upon request.

Terms

The property is available by way a full repairing and insuring lease for a term to be agreed at an initial rent of **£10,000 Per Annum**.

VAT

We understand that 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.

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Andrew & Ashwell or its employees or agents. Neither Andrew & Ashwell nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Andrew & Ashwell will accept no liability for consequential loss arising from these particulars or any negotiations in