

ANDREW+
ASHWELL



TO LET

Prominent Retail Premises

1-3 Fosse Road South + Leicester + LE3 0LP



4,198 Sq Ft
(390 Sq M)

£25,000 Per Annum



**Prominent
Corner Position**



**First Floor
Office and
Storage Space**



**Rear Loading /
Access**



**Available
Immediately**

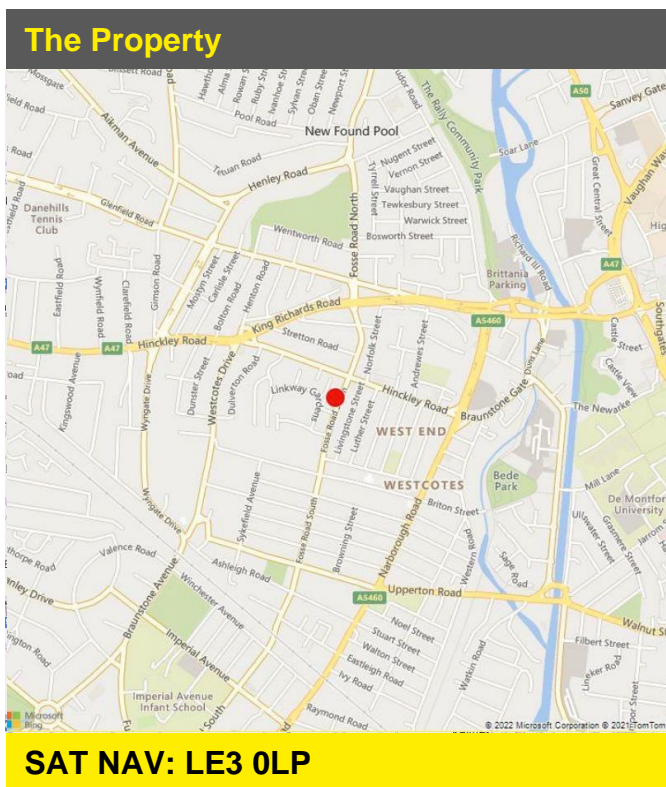


0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

Location

The property occupies a prominent corner position within a localised parade of retail units on Fosse Road South, Leicester. Located approx. 1 mile west of Leicester city centre, the property is within the close proximity to the A47 and Narborough Road.

The parade benefits from a variety of occupiers, immediately surrounded by a wide demographic catchment.



Description

The property is of two-storey brick construction benefiting from a wide shopfront fronting Fosse Road South and return frontage facing Hinckley Road. The ground floor comprises an open-plan sales area with rear loading and stores. The first floor provides further stores/offices in addition to staff ancillary.

A shared rear service yard is accessed off Linkway Gardens.

Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Ground Floor Sales area	2,080	193.2
Ground Floor Loading-bay / stores	117	10.9
First Floor Store / offices	2,001	185.9
TOTAL	4,198	390

Energy Performance Certificate

76-100	D	99 D
--------	----------	------

Terms

The property is available on full repairing terms for a period to be agreed at an initial rent of **£25,000** per annum exc.

A service charge is levied to cover costs associated with the maintenance and upkeep of the common parts. Further information is available upon request.

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.

Rating Assessment

Rateable Value (2023):	£20,250
U.B.R (2023/2024):	£0.499
Est. Rates Payable (2023/2024):	£10,105

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

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

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