



**TO LET**

# Prominent Double-Fronted Retail Unit

149 Uppingham Road + Leicester + LE5 4BP



**1,139 Sq Ft**  
(105.8 Sq M)

**£25,000 Per Annum**



**Open-plan  
sales area**



**Suspended ceilings  
with inset LED  
lighting**



**Two car  
parking spaces**



**Available immediately**

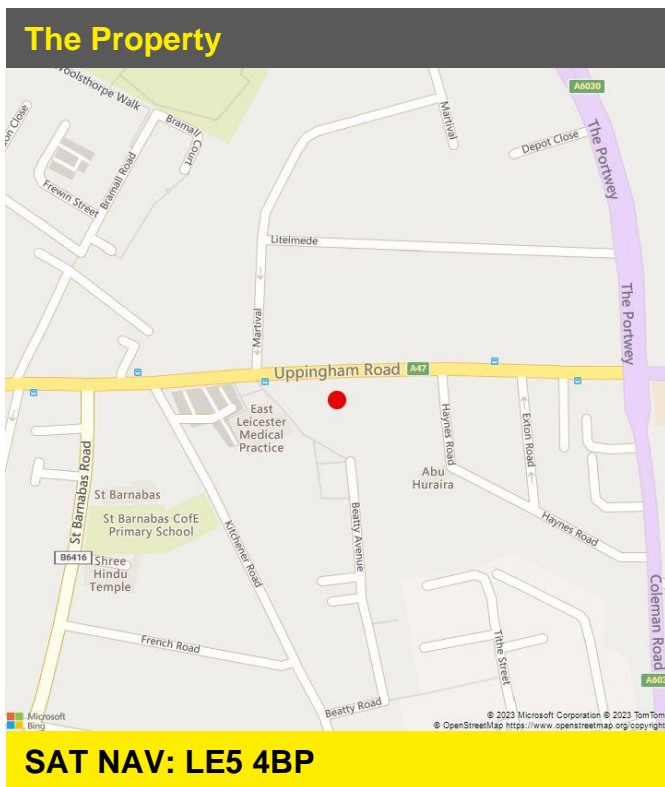


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## Location

The premises is located on Uppingham Road in East Leicester, approximately 1.5 miles from Leicester City Centre.

Uppingham Road (A47) is the principal arterial road into Leicester from the east of the county and provides access to both Leicester City Centre and the outer ring road. A mix of local and national occupiers operate from nearby premises.



## Rating Assessment

Rateable Value (2023): £40,500  
U.B.R (2023/2024): £0.499  
Est. Rates Payable (2023/2024): £20,210\*

\*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

## Description

The property comprises a double-fronted retail premises of rectangular proportion, with staff ancillary space available at both the rear of the ground floor and on the first floor.

Internally, the unit comprises a predominantly open-plan sales area with suspended ceilings with inset LED lighting, and a WC located on the first floor. A door to the rear of the property provides alternate access.

Two car parking spaces are available via the shared car park located to the right of the unit.

## Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Ground Floor Retail	899	83.5
Ground Floor Kitchen	101	9.4
First Floor Ancillary	139	12.9
<b>TOTAL</b>	<b>1,139</b>	<b>105.8</b>

## Energy Performance Certificate

26-50

**B**

41 B

## Terms

The property is available by way of a new full repairing and insuring Lease for a term to be agreed at an initial rent of **£25,000** 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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