

ANDREW+
ASHWELL



To Let

Town Centre Retail Unit

25 The Parade + Oadby + Leicester + LE2 5BB



2,451 Sq Ft
(227.7 Sq M)

£32,500 Per Annum



**Popular
Suburban
Location**



**Municipal
Parking Nearby**



**Ready For
Tenant Fitout**



**Prominent
Frontage onto
The Parade**



Rear Access



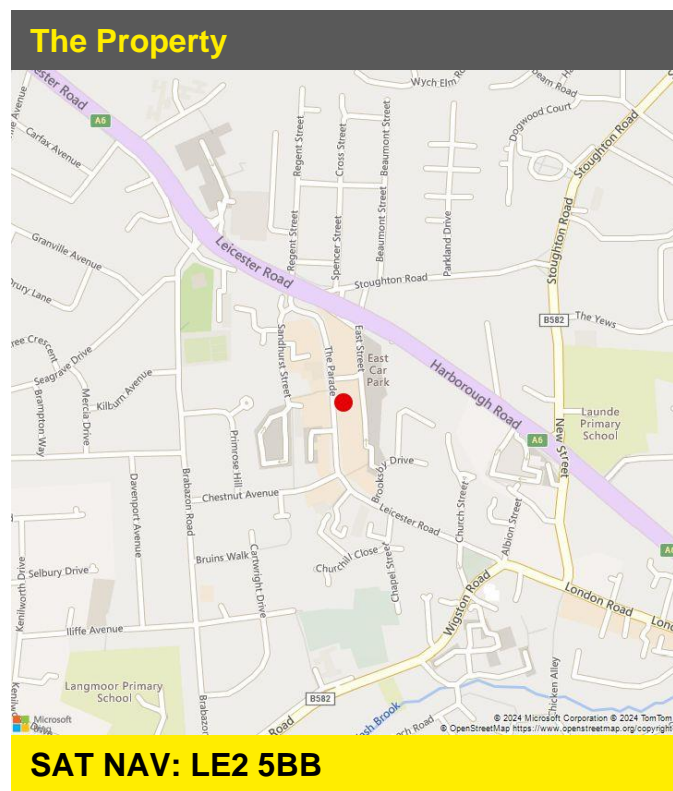
**Available
Immediately**



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

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. Nearby occupiers include Subway, Papa Johns Pizza, Holland and Barrett, and Marks & Spencer.



Description

Two-storey retail unit of traditional brick construction which makes up part of a terrace of retail units on The Parade.

The ground floor comprises an open plan sales area which benefits from a large glazed frontage overlooking The Parade. Stores are available to the rear of the ground floor in addition to a staircase leading to offices and staff ancillary at first floor. Air conditioning is provided throughout.

Parking at the rear is available through separate negotiation.

Viewing

Strictly by appointment with the sole agent

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Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Ground Floor Sales Area	814	75.7
Ground Floor Storage	87	8.1
First Floor Offices / Stores	1,550	143.9
TOTAL	2,451	227.7

Rating Assessment

Rateable Value (2023): £24,250

U.B.R (2023/2024): £0.499

Est. Rates Payable (2023/2024): £12,101

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

Energy Performance Certificate

26-50	B	38 B
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Terms

The property is available by way of a new internal repairing and insuring lease for a period to be agreed at a rent of **£32,500 Per Annum**.

There is a service charge applicable in addition to the rent. Further information is available on request.

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.

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