



To Let / For Sale

Ground Floor Retail Unit

+ 8-10 Belvoir Road + Coalville + LE67 3PH



2,011 Sq Ft

Leasehold: £20,000 pax
Freehold: £200,000



**Prominent
position in
Town Centre**



**Located
immediately
adjacent to
Belvoir
Shopping
Centre**



**Large glazed
shop front**



**Virtual tour:
[Click here](#)**



**May suit
development
(STP)**



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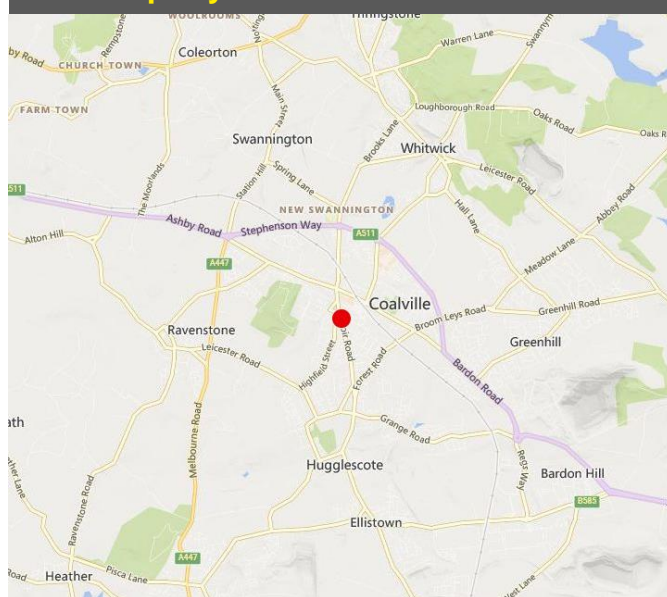


Location

The property occupies a mid terraced position, fronting Belvoir Road, Coalville, a main thoroughfare within the Town.

Positioned adjacent to Belvoir Retail Centre, which includes occupiers such as Wilki, Costa, Cex, Card Factory, Boots and Argos, the property well located being situated immediately next to a pedestrian crossing.

The Property



SAT NAV: LE67 3PH





Description

The property is of single storey construction, with flat roof over, incorporating double fronted aluminium frames glazed shop front to the front elevation. A recessed double access door provides access to mainly open plan retail accommodation with rear office, kitchenette and WCs. Internally, the property is fitted with suspended ceilings, with inset lighting, slat wall/shelving panelling and overhead heating units.

An additional pedestrian entrance is situated to the right of the shop front, allowing for rear access. The streetscape in the surrounding around is two storey in nature and so the property may suit development, subject to planning.

Accommodation

DESCRIPTION	SIZE (sq.ft.)	SIZE (sq.m.)
<u>Ground floor</u> Sales area	1,661	154.3
<u>Ground floor</u> Ancillary	350	32.5
Basement		
TOTAL	2,011	186.8





Rating Assessment

Rateable Value (2023): £15,500

U.B.R (2023/2024): £0.512

Est. Rates Payable (2023/2024): £7,936

Rates information is for guidance purposes only.

Terms

The property is available to let for a period of years to be agreed at an initial rent of **£20,000 per annum exc.**

The Freehold of the property is also available, to be sold with full vacant possession at offers in the region of **£200,000**.

Prices are quoted excluding VAT, if applicable.

Energy Performance Certificate

A copy is available upon request.

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.

Viewing

Strictly by appointment with the sole agent

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