



TO LET

Prominent Corner Retail / Office Unit

Ground Floor of 4 Paigle Road + Aylestone + Leicester + LE2 8HP



505 Sq Ft
(46.9 Sq M)

£9,000 Per Annum



**Dual frontage
onto Aylestone
Road / Paigle
Road**



**Modern fittings
throughout**



**Dedicated
parking to front**



**Rear garden
with external
storage
included**



**Good transport
links**



**Available
immediately**



Ground Floor of 4 Paigle Road + Aylestone + Leicester + LE2 8HP

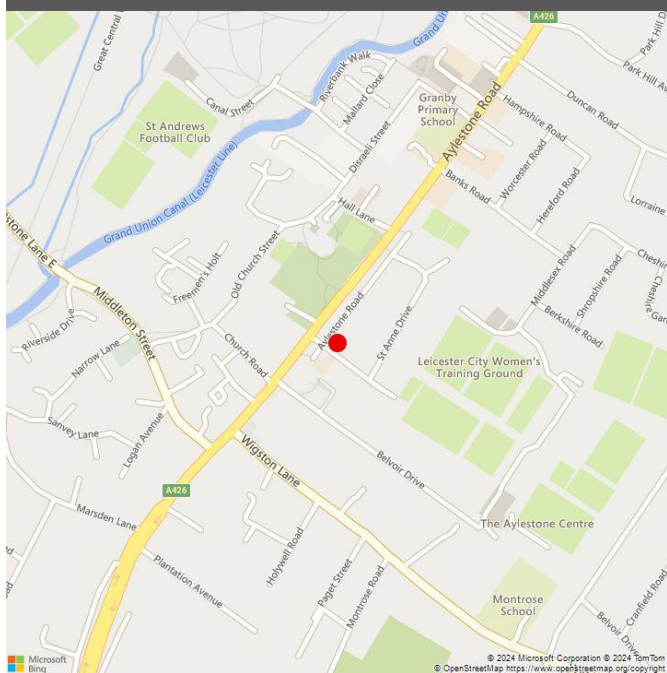
LOCATION

The property occupies a prominent corner position fronting Aylestone Road, with a return elevation onto Paigle Road.

The premises offers good travel links in and out of the city with Leicester Railway Station approximately 3 miles south, and Junction 21 of the M1 approximately 2.5 miles west.

Local amenities are provided within a short walking distance with Milners Bakery, Pizza Hut, Aylestone Pharmacy, and Tesco Express all situated nearby.

The Property



SAT NAV: LE2 8HP

DESCRIPTION

A ground floor corner retail / office unit with front sales area providing dual frontage onto Aylestone Road and Paigle Road.

Upon entry the premises offers open-plan sales / office accommodation presented to a modern finish with plaster and painted walls, ceiling-mounted box lighting, and wall-mounted climate control system.

To the rear is further office space with staff ancillary to include a self-contained kitchen and WC. Access to an external private garden is provided, where an additional storage area is in-situ.

ACCOMMODATION

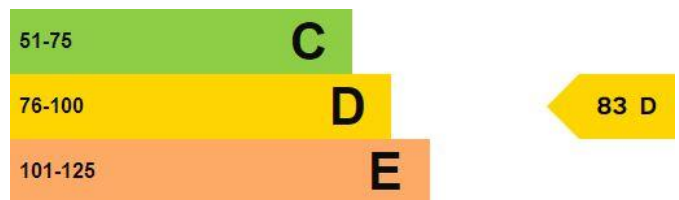
DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Sales Area – Front	266	24.7
Office & Kitchen – Rear	239	22.2
TOTAL	505	46.9

RATING ASSESSMENT

The unit requires reassessment; however it is envisaged the property will qualify for small business rates relief.

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

ENERGY PERFORMANCE CERT.



TERMS

The property is available for a term to be agreed at an initial rent of **£9,000 Per Annum**.

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.

Viewing

Strictly by appointment with the sole agent

Joe Dodd
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