

RETAIL UNIT TO LET

2 Rowlatts Hill Road, Leicester, Leicestershire, LE5 4UN



8,950 Sq Ft (831.46 Sq M)

£75,000 per annum exclusive

- ▶ Well Established Retail Pitch
- ▶ Located in a high density residential area
- ▶ Designated parking
- ▶ Would suit alternative uses - subject to planning

LOCATION

The property occupies a prominent position on the corner of Ambassador Road and Rowlatts Hill Road, within a densely populated residential area.

There is convenient access to the A47 Uppingham Road and Leicester City centre is located 3 miles to the west.

Leicester General Hospital is located within half a mile.

DESCRIPTION

The property comprises a detached single storey retail unit of cavity brick construction under a pitched roof system.

Internally, there is an extensive retail area with conventional shop front and suspended ceiling with inset lighting throughout. The property benefits from extensive rear stores, and ancillary accommodation (toilets and kitchen facilities).

The current trading area spans to 3,950 sq.ft of the total building.

Externally, there is designated car parking for up to 20 spaces. There is also a gated rear service yard.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Store	8,950	831.46
Total	8,950	831.46

All areas are quoted in accordance with the RICS Code of Measuring Practice

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £48,000

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

SERVICES

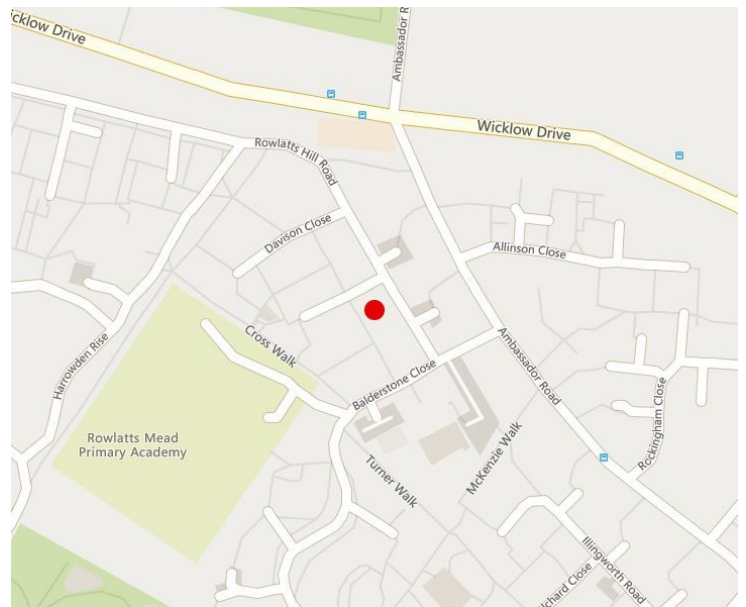
All mains services are connected to the property.

EPC

The property has an Energy Rating of E.
The EPC will be valid until 11 July 2033.

POSSESSION

Upon completion of legal formalities.



TENURE

The property is available on a new full repairing and insuring basis lease for a term of years to be agreed.

RENT

£75,000 per annum exclusive

VAT

VAT will be payable at the prevailing rate.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

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Will Shattock

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Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.