

# TO LET



## Retail Premises

Unit 1  
313 Narborough Road  
Leicester  
LE3 2RB

- Single storey retail warehouse
- Attractive glazed frontage
- High levels of passing traffic
- Excellent access to M69 and M1
- New lease available

**382.58 sq.m (4,118 sq.ft)**

**Rent: £55,000 per annum**



# Retail Premises

Unit 1, 313 Narborough Road, Leicester, LE3 2RB



## Location

The property is located along Narborough Road (A4560) approximately 1.5 miles south west of Leicester City Centre.

Narborough Road is one of the main arterial routes into Leicester City Centre and the property benefits from excellent access out to the M1 motorway.

## Description

The property comprises a single storey retail with a large open plan retail space which benefits from a small store, office and w/c facilities to the rear. The property has a large attractive, glazed retail frontage.

There is a large car park at the front of the property.

## Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Ground floor	382.58	4,118
<b>Total GIA</b>	<b>382.58</b>	<b>4,118</b>

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

## Rent

£55,000 per annum exclusive.

## Services & Heating

Mains electricity and water are connected to the property.

## Lease

The property is available by way of an effective full repairing and insuring lease for a term of years to be agreed.

The Tenant will have an obligation to contribute a fair proportion to external repairs, maintenance and landscaping.

## Current Rating Assessment

Charging Authority: Leicester C.C.  
Rateable Value: £49,250

## VAT

VAT is payable on rents and service charge.

## Legal Costs

Each party will bear their own legal costs associated with this transaction.

## Town Planning

It is understood that the premises have consent for A1 (shops) use.

## EPC

Energy Rating **C**.

## Possession

The property is available from February 2020.



## Viewing

Strictly by appointment through agents:

### APB

0116 254 0382

### Reg Pollock

[rp@apbleicester.co.uk](mailto:rp@apbleicester.co.uk)

### Will Shattock

[wjs@apbleicester.co.uk](mailto:wjs@apbleicester.co.uk)

#### 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.