

TO LET



Retail Premises

34 Wood Street
Earl Shilton
Leicestershire
LE9 7ND

- Large display frontage
- Open retail area
- Rear access loading
- Located in a prominent position
- A1 planning

224.87 sq.m (2,420 sq.ft)

Rent: £22,500 per annum



Retail Premises

34 Wood Street, Earl Shilton, Leicestershire, LE9 7ND



Location

The premises fronts Wood Street, which is the main thoroughfare through Earl Shilton, offering a prominent retail position. Both on street and public car parking is located nearby.

Other local occupiers include Dominos, Co-op and Mark Jarvis.

Description

The property consists of an open plan single storey retail premises, benefiting from a glazed shop front. The property benefits from rear loading accessed off King's Walk.

The property would suit a variety of A1 (general retail) users.

Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Total NIA:	224.87	2,420

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

Rent

£22,500 per annum exclusive, payable quarterly on advance.

Lease Terms

The premises are offered by way of a sub-lease of the head-lease dated 10 November 2015 for a term of 20 years, a new sub-lease of any term inside will be considered. The letting will be outside the Landlord & Tenant Act.

Repair

The property is let on an internal repairing and insuring liability, subject to a contribution to the external parts by way of a service charge.

Current Rating Assessment

Charging Authority:
Hinckley & Bosworth B.C.
Rateable Value: £6,400

Services

All main services are connected or available to the property.

Legal Costs

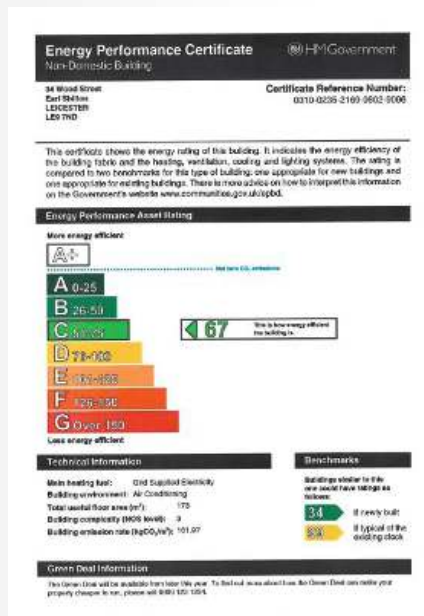
Each party are to pay their own legal costs in this transaction.

VAT

It is understood that VAT is chargeable on all payments.

EPC

Energy Rating C.



Viewing

Strictly by appointment through agents:

APB

0116 254 0382

Reg Pollock

rp@apbleicester.co.uk

Will Shattock

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/licensors 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/licensors 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.