

PROMINENT RETAIL/TRADE COUNTER UNIT **TO LET**

151 Abbey Lane, Leicester, Leicestershire, LE4 5QU

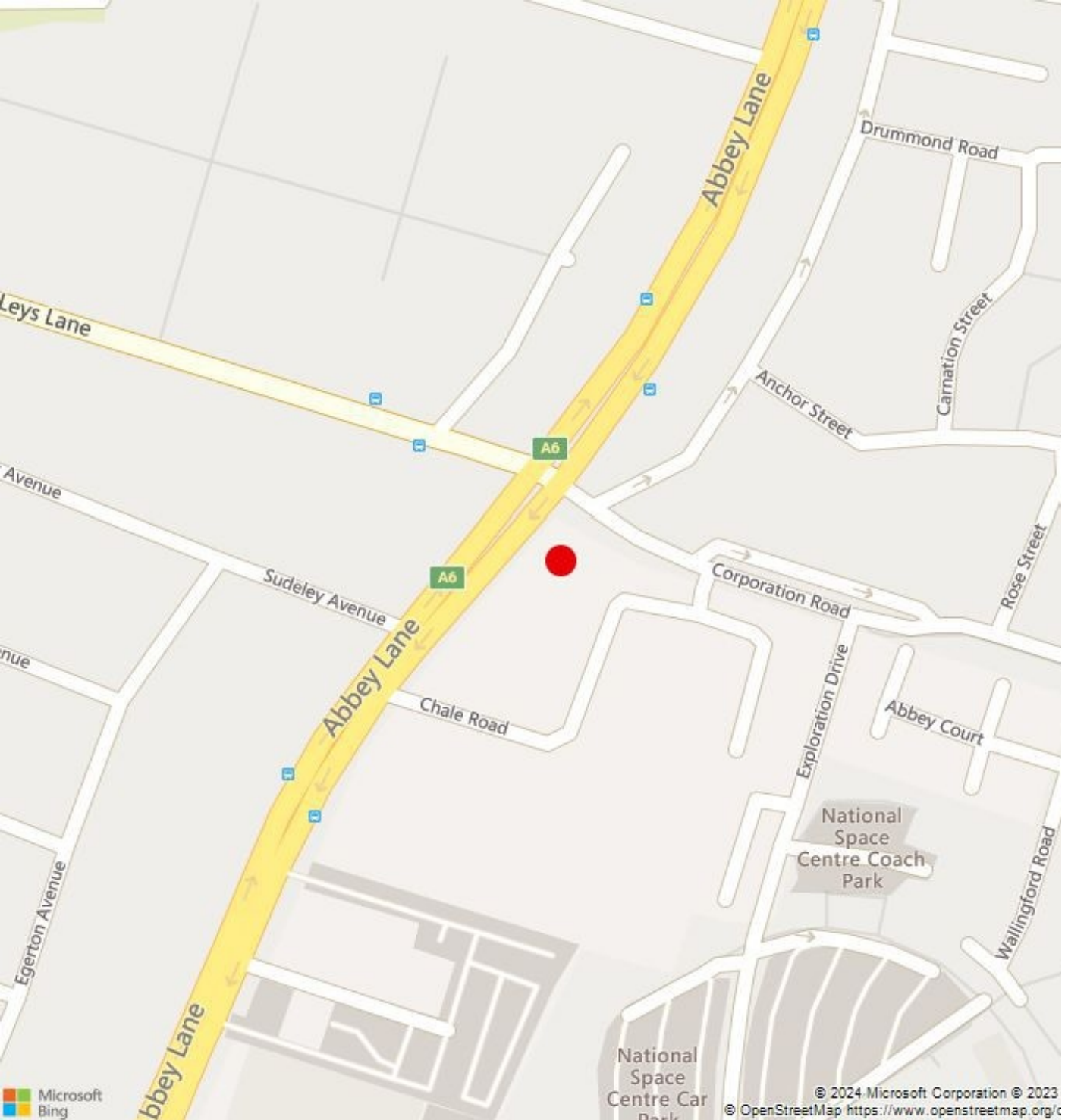


9,523 Sq Ft (884.69 Sq M)

£75,000 per annum exclusive

- ▶ Frontage to main A6 trunk road
- ▶ Excellent access to Outer Ring Road, A46 and Junction 21/22 of M1 motorway
- ▶ Customer parking
- ▶ Would suit a variety of occupiers - subject to planning





LOCATION

The building is located on Abbey Lane (A6) approximately 1 mile north of Leicester City Centre.

The site benefits from excellent transport links, with the inner ring road within close proximity, providing access in and around the City and further links to both the local highway and motorway networks via J21 of the M1/M69 and J22 of the M1. The site also offers excellent access on to the A46.

The site is situated in a mixed commercial area of Leicester and comprises a number of popular occupiers in Asda, Aldi Supermarkets, Greggs, McDonalds and Abbey Retail Park, all within walking distance.

DESCRIPTION

The subject premises provides a large retail showroom with a warehouse storage unit and offices to the first floor.

Externally, the property benefits from ample parking with access off both Abbey Lane and Corporation Road.



ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor Showroom & Warehouse	7,183	667.3
First Floor Office	2,340	217.39
Total	9,523	884.69

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £68,500

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 C.
The EPC will be valid until 31 January 2033.

TENURE

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

RENT

£75,000 per annum exclusive.

VAT

It is understood that VAT does not apply to this transaction.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

POSSESSION

Upon completion of legal formalities.



VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

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Will Shattock

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0116 254 0382



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.



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