

SELF CONTAINED INDUSTRIAL UNIT TO LET

35 Carlisle Street, Leicester, Leicestershire, LE3 6AH



857 Sq Ft (79.62 Sq M)

£10,000 per annum exclusive

- ▶ Close proximity to Leicester City centre
- ▶ Clear span workshop
- ▶ Secure gated forecourt
- ▶ New lease available

LOCATION

The property is situated on Carlisle Street, midway between Glenfield Road and Hinckley Road (A47), approximately 1 mile west of Leicester city centre and 3 ½ miles north east of Junction 21 of the M1/M69 interchange.

DESCRIPTION

The property comprises a single storey semi-detached industrial unit of brick and brick construction under a primarily pitched roof.

Internally the property provides a clear span workshop space with kitchenette and toilet facilities.

The property benefits from a roller shutter loading door to one elevation leading to an external secure shared loading / parking forecourt.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Total GIA:	857	79.62
Total	857	79.62

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £6,000

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

EPC

The property has an Energy Rating of E.
The EPC will be valid until 13 March 2034.

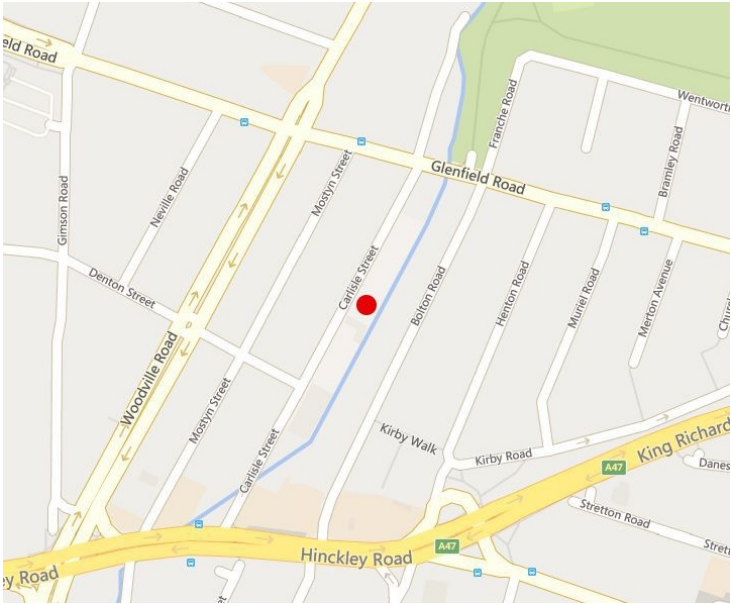
POSSESSION

Upon completion of legal formalities.

PLANNING

The property is suitable for light industrial and warehousing purposes conforming to Use Class E (formerly B1) and B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

We are not aware of any working hour restrictions relating to this property.



RENT

£10,000 per annum exclusive.

LEASE TERMS

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed and subject to upward only rent reviews at each 3rd year.

The Tenant will be responsible for paying a management charge assessed at 5% + VAT of the annual rent.

VAT

It is understood that VAT does not apply to this transaction save for the management charge.

LEGAL COSTS

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

VIEWING

Please get in touch to arrange a viewing.



Will Shattock
wjs@appleicester.co.uk
0116 254 0382



Reg Pollock
rp@appleicester.co.uk
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.