

RETAIL PREMISES WITH FLAT ABOVE **TO LET**

170 Catherine Street, Leicester, Leicestershire, LE4 6GA



695 Sq Ft (64.57 Sq M)

£24,500 per annum exclusive

- ▶ Prominent street frontage
- ▶ Self contained lock-up shop and flat premises
- ▶ Suitable for hot food takeaway
- ▶ New lease available

LOCATION

The property fronts Catherine Street, which is one of the main roads into the City Centre to the north. The property is within a mixed retail/residential area.

Catherine Street gives access on to the outer ring road and is located adjacent to Melton Road.

DESCRIPTION

The property comprises of an end terrace, ground floor lock-up shop unit with front sales area, and a kitchen to the rear. There is a modern aluminium glazed shop frontage, with personnel entrance door leading to the retail space.

Internally, the kitchen is fitted with extraction and there is a w/c demised to the premises.

The property also has a side access and a large rear yard.

The first floor consists of a two bedroomed flat premises with kitchen and bathroom

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : To be confirmed

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

TENURE

The property is available by way of a new, effective FRI lease for a term of years to be agreed.

RENT

£24,500 per annum exclusive.

VAT

VAT is not applicable on rents.

EPC

Energy Rating to be confirmed.

PLANNING

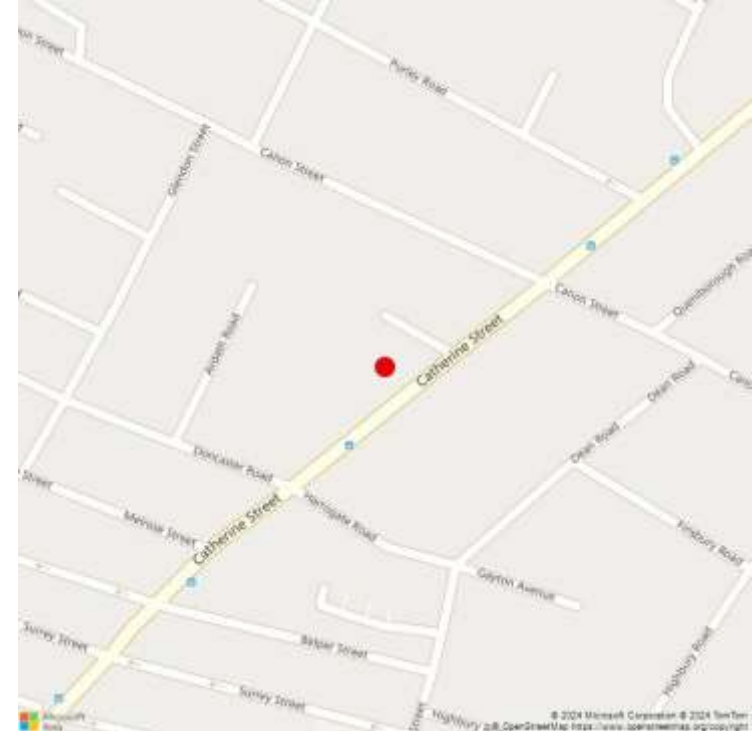
We understand the property has an established Use Class for hot food takeaway. The property may be suitable for alternative uses, subject to planning.

SERVICES

It is understood that all mains services are connected, including electricity, gas, water and mains drainage.

LEGAL COSTS

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



VIEWING

Please get in touch to arrange a viewing.



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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.