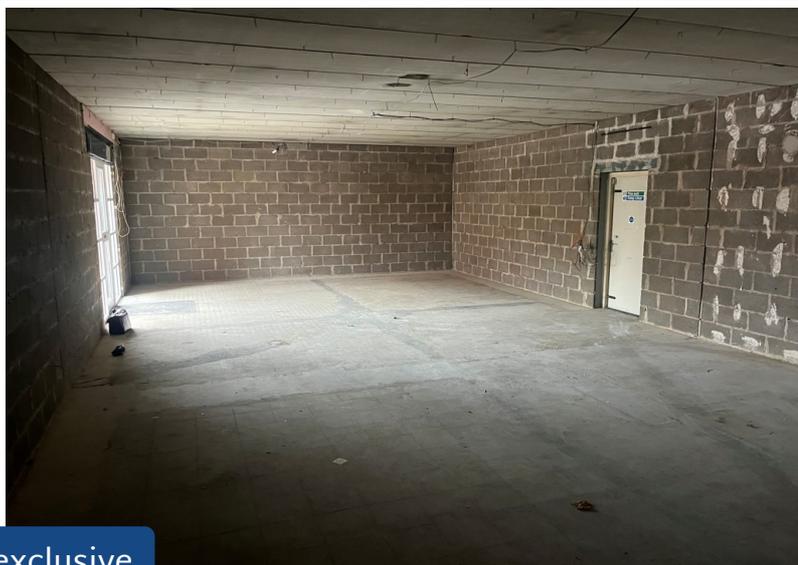


RETAIL UNIT TO LET

1 Villers Court, Blaby, Leicester, Leicestershire, LE8 4HP



1,052 Sq Ft (97.73 Sq M)

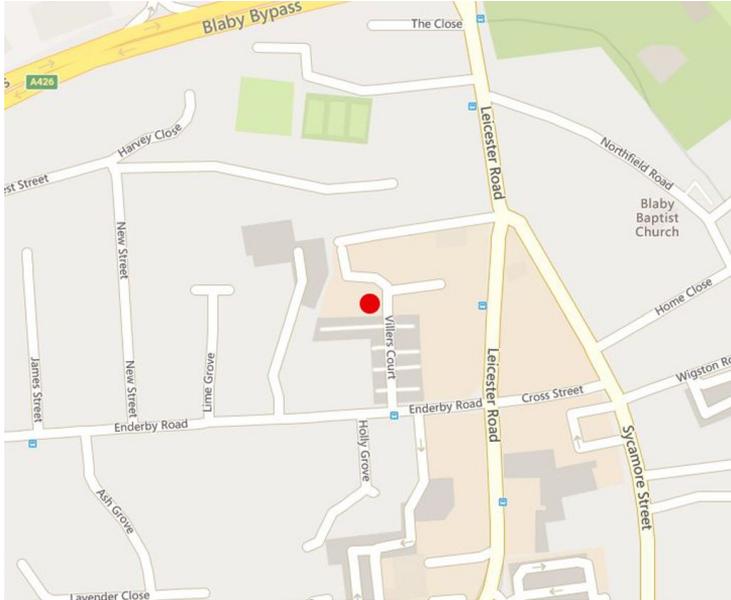
£12,000 per annum exclusive

- ▶ Self-contained retail unit
- ▶ Blaby town centre
- ▶ Adjacent to Medical Centre
- ▶ 2 Car Parking spaces

LOCATION

The property is situated on Villers Court adjacent to Northfield Medical Centre in Blaby town centre to the rear of Forge Corner pay & display car park off Enderby Road.

Blaby is located approximately 5 miles south of Leicester with a well performing retail centre.



DESCRIPTION

The property comprises a self-contained open plan ground floor retail unit, which has been left in shell condition ready for tenant's fit-out.

The property benefits from a single w/c and 2 car parking spaces to the rear of the property.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	1,052	97.73
Total	1,052	97.73

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

CURRENT RATING ASSESSMENT

Charging Authority: Blaby District Council
Rateable Value : £31,000

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 Performance Rating of C-60 which will be valid until 7th March 2033.

POSSESSION

The property is available immediately following completion of legal formalities.

PLANNING

We understand that the property has consent for uses under Use Class E.

All applicants should satisfy themselves in respect of planning and their proposed use for the premises.

TENURE

The property is available by way of an internal repairing and insuring lease for a term of years to be agreed with 3 yearly rent reviews.

The tenant will be liable for a service charge of 3.85% of the cost of the upkeep and maintenance of the exterior, car park, and any common parts.

RENT

£12,000 per annum exclusive

VAT

It is understood that VAT will not be payable in respect of rents.

LEGAL COSTS

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

VIEWING

Please get in touch to arrange a viewing.



Will Shattock

wjs@apbleicester.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.