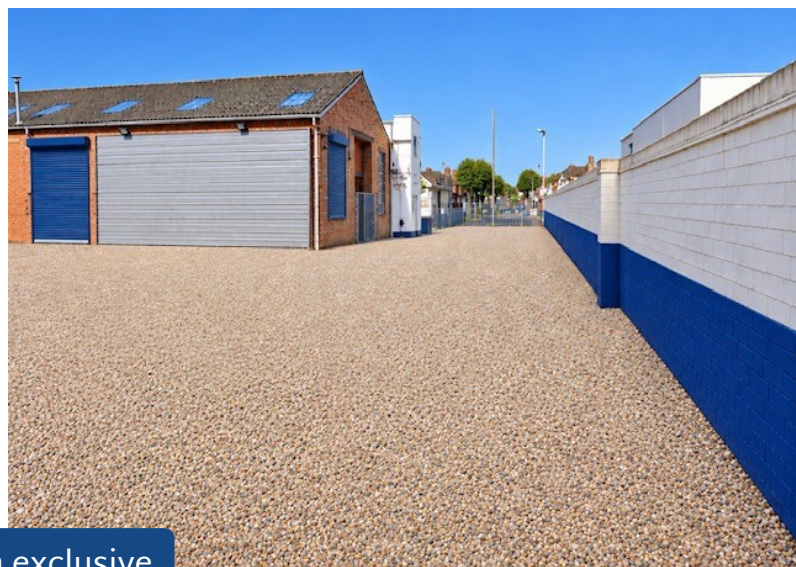


FORECOURT/GARAGE PREMISES TO LET

291B Melton Road, Leicester, LE4 7AN



4,027 Sq Ft (374.11 Sq M)

£50,000 per annum exclusive

- ▶ 6 Car showroom.
- ▶ 46 Outside car spaces.
- ▶ Car workshop/Offices.
- ▶ Prominent road frontage.

LOCATION

The property is situated 2 miles north of Leicester City Centre fronting Melton Road (A607).

The property is located close to Rushey mead Secondary School, opposite a BP Petrol Station. Melton Road is one of the principal arterial roads into Leicester City Centre.

DESCRIPTION

The property comprises a large secure compound with a purpose built car sales showroom to the front, with further garage and workshop areas behind. The compound allows for parking of 46 cars externally and 6 cars showroom.

The showroom premises benefits from w.c. provision.

The main workshop benefits from a large mezzanine area suitable for storage.

There is a good sized office accommodation to the first floor consisting of open plan and cellular office accommodation with separate kitchen and w.c. facility.



ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Showroom /Workshop Area	2,295	213.21
First Floor Offices	686	63.73
Rear Compound	10,000	929
Total	4,027	374.11

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

CURRENT RATING ASSESSMENT

Charging Authority: City of Leicester
Rateable Value : £20,450

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

SERVICES

Mains electricity, water and drainage are connected to the property.

EPC

Energy Rating to be confirmed.

POSSESSION

Upon completion of legal formalities.

PLANNING

We understand that the property has an established use for car sales.

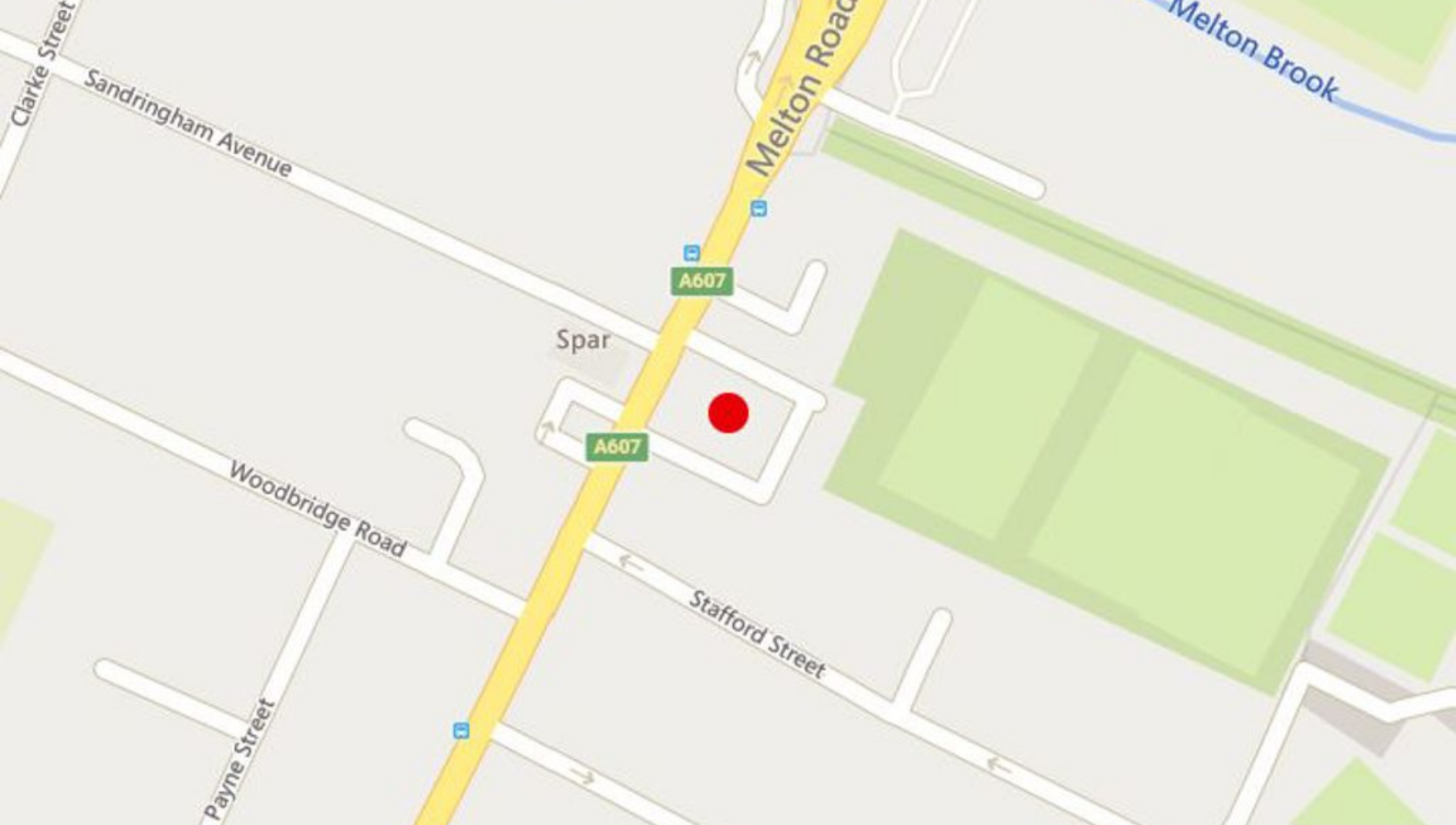
RENT

£50,000 per annum exclusive

LEASE TERMS

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





VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@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.