

TO LET
62D Brandon Street
Leicester
Belgrave LE4 6AW



ANNUAL RENTAL OF: £10,200 PAX

- First Floor Industrial Unit
- Located In Belgrave
- 1,359 sqft (126.4 sqm) approx.
- Air Conditioning, CCTV, Electric Supply & Water Supply.
- 1 Car Parking Space
- Water Bill is included in the rent



Location -

The property is located on the corner of Brandon Street and Allington Street in Leicester approximately 1.8 miles north of the city centre. This property is located in a largely industrial and residential area in Belgrave.

Description -

A first floor industrial unit located on the corner of Brandon Street and Allington Street of approximately 1,359 sqft (126.4 sqm). The unit benefits from air conditioning, CCTV, water and electric supply. Externally, there is a 1 parking space.

Accommodation -

All measurements are approximate:

Open plan workshop & WC

First Floor Unit: 1,359 sqft (126.4 sqm) approx.

Rent -

£10,200 pax.

Water bill is included in the rent.

Lease Terms -

We understand that the unit is available by way of a new lease on an effective full repairing and insuring basis for a period to be agreed. A rent deposit equivalent to a quarters rent to be payable and held for the duration of the lease.

Planning -

We understand the property has Class E use with potential for other uses subject to obtaining planning permission. All enquiries regarding planning should be made direct to Leicester City Council planning department on (0116) 454 1000.

Legal Costs -

The ingoing tenant to be responsible for the landlord's reasonable legal costs for the preparation of the lease.

Rating Assessment -

Local Authority: Leicester City Council

Description: Factory and premises

Rateable value: £2,150.00

Rates relief may be applicable. Please make your own enquiries with the local authority in respect of this.

EPC

Band E.

Services

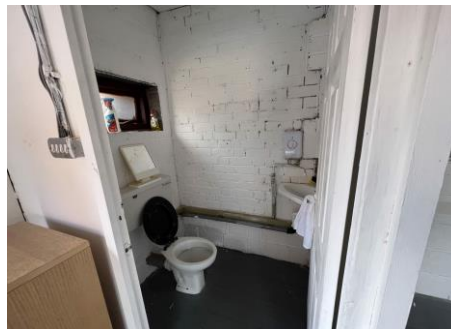
The services, fittings and appliances (if any) have not been tested by the agents.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

