

OFFICE/SURGERY

TO LET



10 The Common, Evington, Leicester, LE5 6EA

#AV/2025C

Eddisons

# 10 THE COMMON

EVINGTON, LEICESTER, LE5 6EA



Agreement

To Let



Detail

OFFICE/SURGERY



Rent/Price

£10,800 pax



Size

53.13 sq m (572 sq ft)



Location

Evington, LE5 6EA



Property ID

#AV/2025C

**For Viewing & All Other Enquiries Please Contact:**



**AMAN VERMA**

BSc (Hons) MRICS

Associate Director

Aman.Verma@eddisons.com

0116 478 6055

## Property

---

The subject premises comprises a single storey building of traditional masonry construction beneath a hipped pitched roof covered in slate. The front elevation comprises brick elevations together with a timber individual access entrance door and uPVC double glazing. The floor is constructed in solid concrete construction.

Internally, the premises has been laid out to provide a clinic incorporating a waiting room, reception, two treatment/consultation rooms and welfare facilities. The premises has the benefit of heating and cooling via cassette air-conditioning units together with a gas central heating system, lighting by way of strip lights and features a mixture of carpet and vinyl floor coverings.

Externally, the premises has the benefit of brick paved driveway providing car parking.

## Accommodation

---

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total NIA	53.13	572

## Energy Performance Certificate

---

Rating: D-89

## Services

---

We understand that all mains services are connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

---

We understand that the property has consent for Class E (e) use within the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

---

**Charging Authority:** City of Leicester Council  
**Description:** Surgery and Premises  
**Rateable Value:** £1,425

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

---

The property is available **To Let** by way of a new lease, for a term of years to be agreed.

## Rent/Price

---

**£10,800 per annum exclusive**

## VAT

---

All figures are exclusive of VAT. The premises are not registered for VAT and therefore will not be payable on the rent.

## Legal Costs

---

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

---

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Unrepresented Parties

---

Unrepresented parties are advised to seek professional advice from an RICS Member or other property professional and read the RICS Code for Leasing Business Premises 2020 together with its supplemental guide.

## Viewing

---

By appointment with the sole agents, Eddisons:

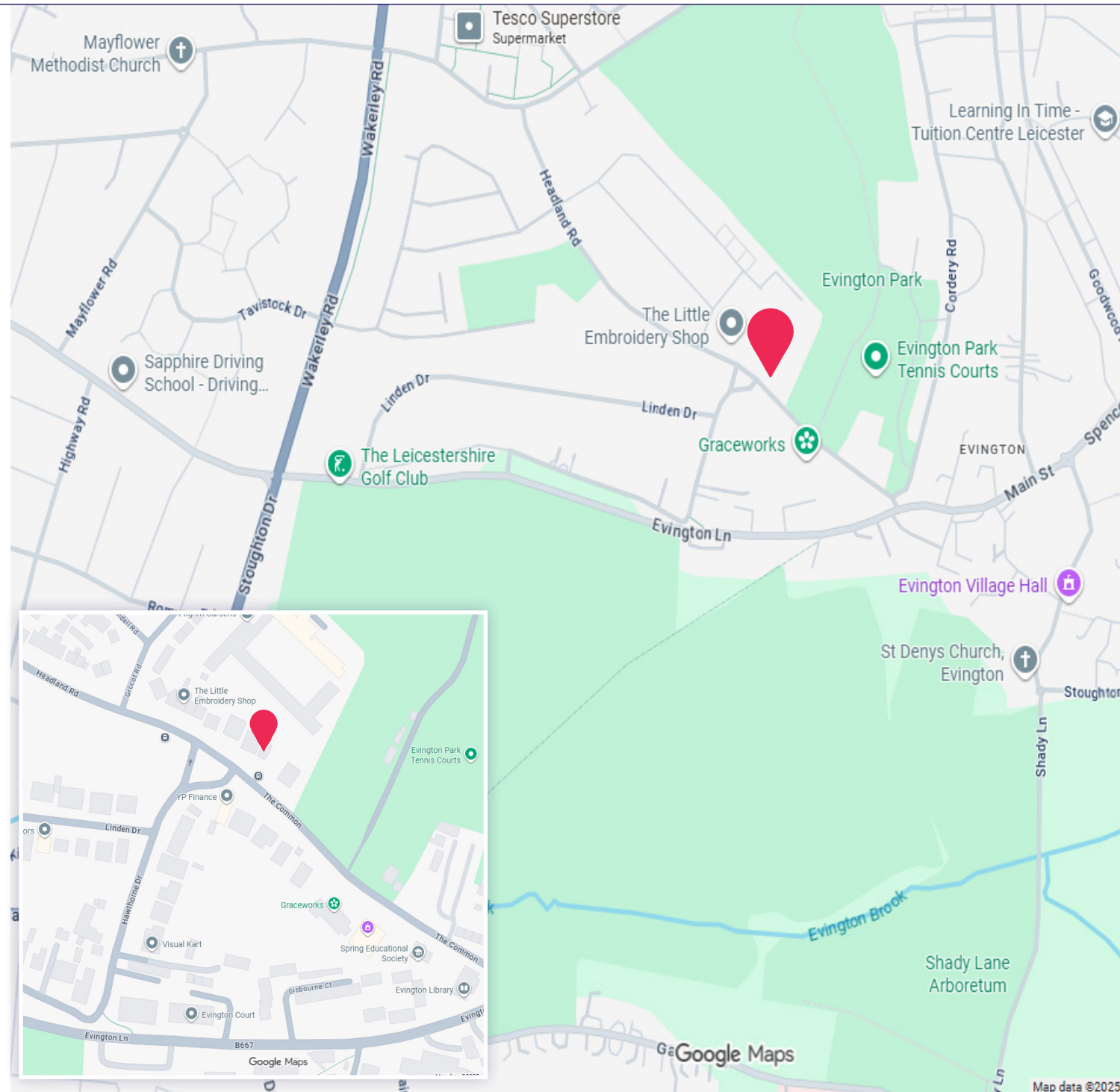
Aman Verma

0116 478 6055

[Aman.Verma@eddisons.com](mailto:Aman.Verma@eddisons.com)

## Location

The premises occupies a prominent position on the northeast side of The Common in Evington, almost directly opposite its junctions with Hawthorne Drive, an affluent part of Leicester which is approximately 2.8 miles southeast of the city centre. Nearby, there are a variety of amenities serving the area, namely Evington Park, Linden Primary School, Leicestershire Golf Club, Evington Library and a popular parade of retailing on Main Street.





Pilgrim Gardens

The Little Embroidery Shop

The Common

Headland Rd

Google Maps

