

MUSSON LIGGINS



LEICESTER
UNIT 2 STEPHENSON DRIVE

TO LET


943 sq ft (87.66 sq m)


£17,500

PER ANNUM EXCLUSIVE

Ground Floor
Retail Unit

Unit 2
Stephenson Drive
Leicester
LE3 9AE

 0115 941 5241

 william@mussonliggins.co.uk

 mussonliggins.co.uk



Unit 2
Stephenson Drive
Leicester
LE3 9AE



LOCATION

The subject property is situated on Stephenson Drive, a commercial location lying just off Narborough Road (A5460) on the western side of Leicester, within the Fosse area of the city. The premises form part of an established mixed-use commercial and retail location, with nearby occupiers including a variety of independent traders, retail and service operators alongside light industrial and trade units. Narborough Road, one of the city's principal arterial routes, lies a short distance away and carries a high volume of vehicular traffic between Leicester city centre and the motorway network, providing the immediate area with strong levels of passing trade and visibility.

DESCRIPTION

The property comprises of a ground floor mid-terraced unit of a modern retail parade. The accommodation benefits from a large glazed display frontage, providing good levels of visibility to passing vehicular and pedestrian traffic.

Internally, the unit comprises a main open-plan retail sales area to the front, fitted with slatwall display panelling throughout, leading to a rear staff and storage area incorporating a kitchenette. The premises further benefit an accessible WC and rear service access. Suspended ceilings with inset lighting feature throughout. Customer parking is available to the front of the parade.

Unit 2	Sq M	Sq Ft
Front Retail Area	57.07	614
Rear Area	31.59	340
Total	87.66	943





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BUSINESS RATES

The property is not currently assessed. A new assessment will be undertaken prior to occupation.

Budget figures are available from the agents on request.

For further information on Rates Payable and Small Business Rates Relief contact Leicester City Council

RENT

£17,500 (Seventeen Thousand Five Hundred Pounds) per annum exclusive

Interested parties are encouraged to contact us for the latest availability

PLANNING

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

For further information, please contact Leicester City Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the building's Energy Performance Certificate can be obtained from the Agents.

TERMS

The premises are available on a new lease on terms to be agreed.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

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

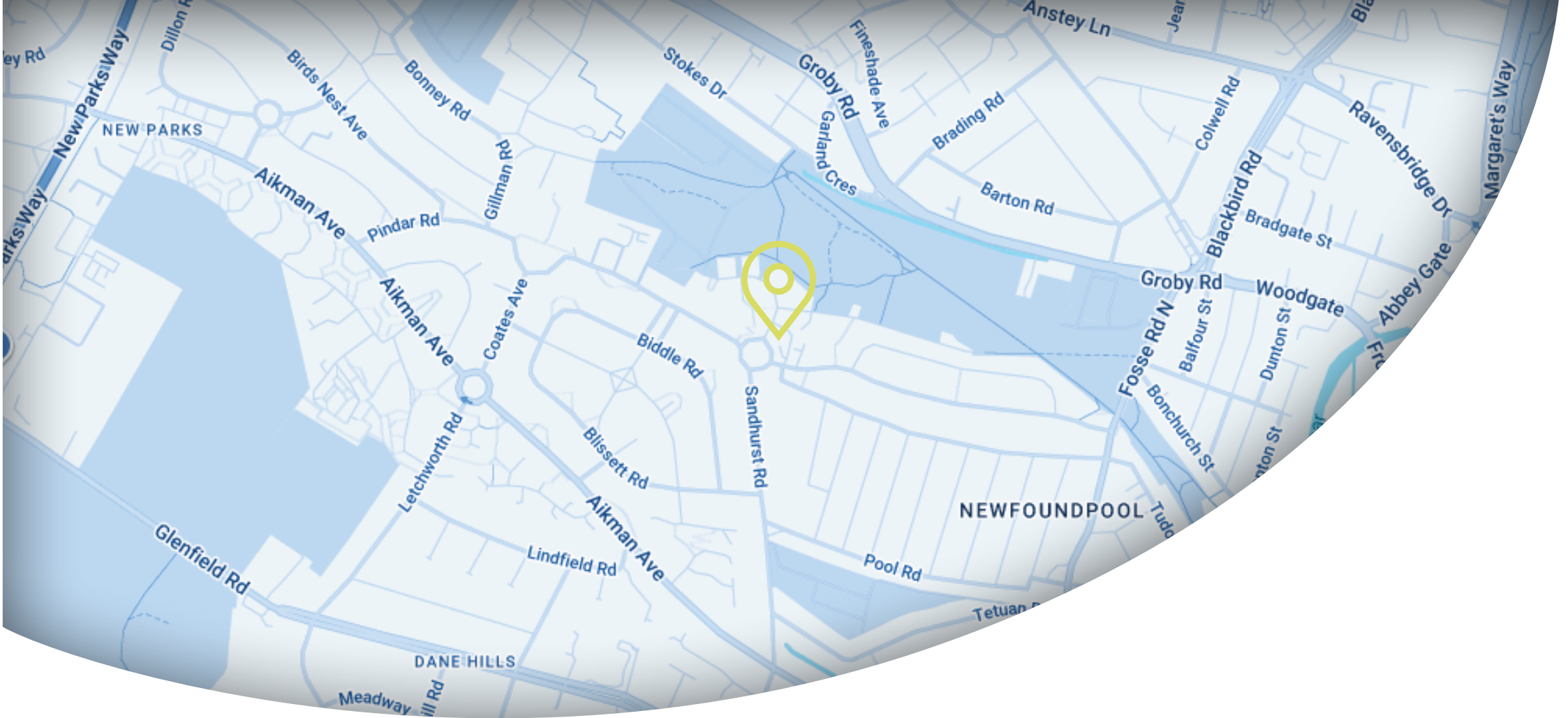
VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

William Cowley

William@mussonliggins.co.uk



MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

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Brigade House 5, Albion Street,
Beeston, Nottingham NG9 2PA



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



WILLIAM COWLEY
APPRENTICE SURVEYOR

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