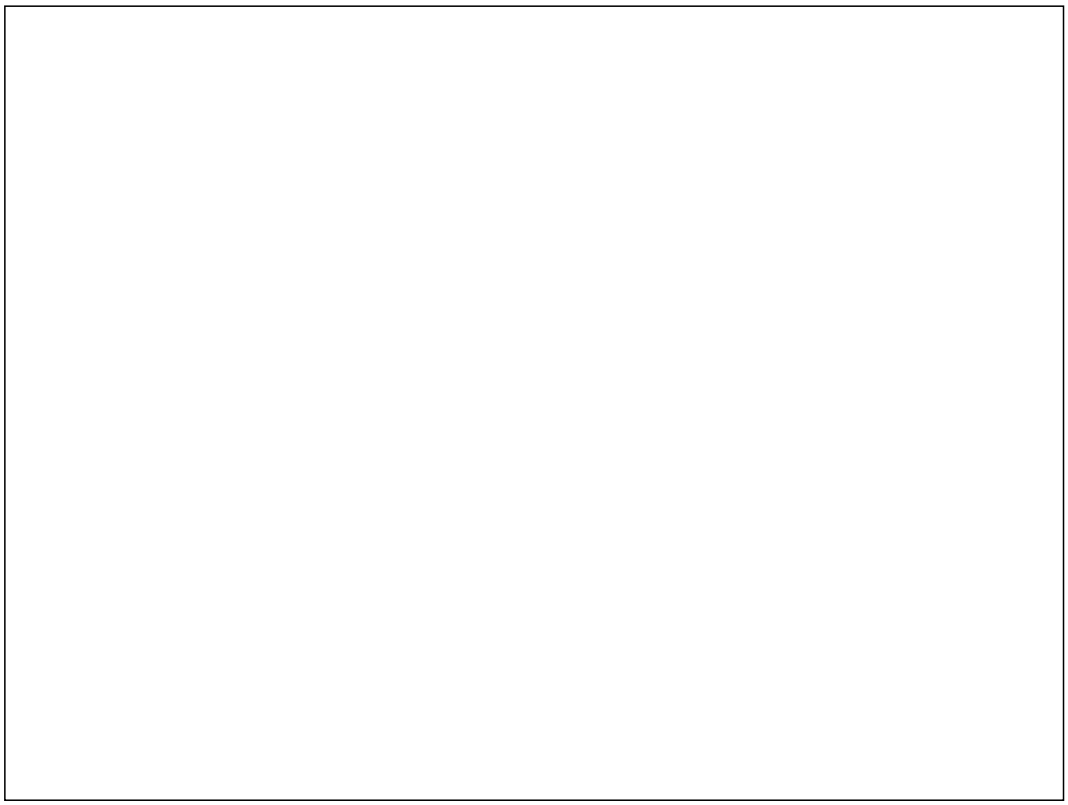
38 Francis Street, Leicester, LE2 2BD
0116 255 8888
info@spencersdruce.co.uk
www.spencersdruce.co.uk

REAR BASEMENT 93 LONDON ROAD

£5,000 Annum



LOCATION

The premises are situated on London Road approximately 1.21 kilometres (⅔ mile) south of Leicester city centre within 300 yards of the Leicester British Railway Station. The London Road forms part of the A6 highway which is a major arterial route into Leicester.

The property is accessed via a private drive connecting with De Montfort Street.

DESCRIPTION

The property comprises a ground floor workshop/studio space together with a rear kitchenette and w.c. There is also basement storage accommodation.

ACCOMMODATION

Ground Floor

Open Plan area/kitchenette/

stores & w.c. - 53.33 sq.m. (574 sq.ft.)

Basement

Stores - 47.47 sq.m. (511 sq.ft.)

Total - 100.80 sq.m. (1,085 sq.ft.)

SERVICES

There are mains electricity, water and gas.

RATES

The premises are assessed as follows under the 2024 Rating List:-

Description Rateable Value

Offices & Premises £3,900

Parking

TENURE

The property is available on a lease basis on terms to be negotiated.

RENTAL

£5,000 per annum

VIEWING

Strictly by appointment with the sole agents: -

Spencers Druce Naylor Parkes

38 Francis Street

Leicester

LE2 2BD

Tel: 0116 255 8888

Michael Holt

MAP

NO MAP AVAILABLE

Rear & Basement 93 London Road
Leicester
LE2 0PF

Email: info@spencersdruce.co.uk
Phone: 0116 255 8888
Website: www.spencersdruce.co.uk
Address: 38 Francis Street, Leicester, Leicestershire, LE2 2BD
Office Opening Hours are Monday to Friday 9.00am to 1.00pm and 2.00pm to 5.30pm
View this property online at: https://tinyurl.com/2yestsvy

Listed by

DISCLAIMER: PROPERTY MISDESCRIPTIONS ACT 1991

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any Contract or Warranty. Unless specified to the contrary interested parties should note the following :-

1. All dimensions, distances and floor areas are approximate and given for guidance purposes only.

2. Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

3. Information on Rating Assessments and Town and Country Planning Matters has been obtained by verbal enquiry only from the relevant Local Authorities. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.

4. All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. 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 prior to acquisition.

5. All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.