

WAREHOUSE DISTRIBUTION

TO LET



Church Hall, High Street, Ibstock, Leicester  
LE67 6JQ  
2025/AV

**Eddisons**

# CHURCH HALL, HIGH STREET

IBSTOCK, LEICESTER, LE67 6JQ



Agreement

To Let



Detail

Warehouse Distribution



Rent/Price

£18,500 pax



Size

207.68 sq m (2,235 sq ft)



Location

Leicester, LE67 6JQ



Property ID

2025/AV

For Viewing & All Other Enquiries Please Contact:



**AMAN VERMA**  
MRICS

Surveyor

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## Property

The premises comprises an attractive detached, predominantly single storey building of traditional masonry construction beneath a pitched slate roof. The front elevation comprises single glazed aluminium framed glazing together with a timber individual access entrance door. The property has the benefit of solid concrete floors throughout.

Internally, the premises is laid out to provide a substantial hall together with welfare facilities, storage accommodation and ancillary office accommodation at ground level, whilst at first floor level, there is an additional office.

Externally, the premises has the benefit of a securely fenced and gated rear yard, providing excellent on-site loading and car parking facilities.

## 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>
Ground Floor		
Main Hall	121.76	1,311
Kitchen/Staff Room	54.05	581
First Floor		
Office	31.87	343
Total GIA	207.68	2,235

## Energy Performance Certificate

The property has an EPC rating of D 76.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations 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 Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

## Services

We understand that mains water, electricity and drainage supplies are available and 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 B8 of 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: North West Leicestershire Council  
Description: Store and Premises  
Rateable Value: £7,600

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 Full Repairing and Insuring lease, for a term to be agreed.

## Rent

£18,500 per annum exclusive

## 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.

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

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

## Anti-Money Laundering

Prospective purchasers 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.

## Location

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The premises is located on the south side of High Street in Ibstock, directly opposite Hall Street and in between its junctions with Overton Road and Hinckley Road (A447). Ibstock is a civil parish and former coal mining town in the north west of Leicestershire and lies between Coalville and Leicester, having the benefit of direct transport links via the A447 arterial route.





