

TO LET - OFFICES

38 Francis Street,
Leicester LE2 2BD
Tel: 0116 255 8888



BELGRAVE COMMERCIAL CENTRE, 160 BELGRAVE ROAD,
LEICESTER, LE4 5AU

- Brand new
- Lift access
- Suitable for a number of uses
- Rental from £9,000 per annum exclusive

SpencersDruce
NaylorParkes
Chartered Surveyors Property Consultants

LOCATION

The premises are located in the popular Belgrave Centre at the heart of the Belgrave Road (Golden Mile) shopping area of Leicester. The premises face onto a large pay and display car park and are adjacent to Mirch Masala, Sara's Foods, Suri, Punjab Bank, HSBC and Habib Bank.

DESCRIPTION

The property comprises of two first floor rooms and a shared W.C. that can be let together or separately. Recently constructed to a high standard with carpets throughout. Lift from the ground floor for excellent access.

ACCOMMODATION

Room 1	38.25m ²	411ft ²
Room 2	15.02m ²	168ft ²

PLANNING

Class E

SERVICES

Mains electric is connected and there are shared W.C.'s.

HEATING

Electric.

EPC

To follow.

RATES

To be assessed.

TENURE

Available by way of a new lease on internal repairing and service charge terms together with the tenant reimbursing the landlord for the insurance.

RENTAL

Room 1	£11,400 per annum
Room 2	£ 9,000 per annum

VAT is applicable on all sums payable.

UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

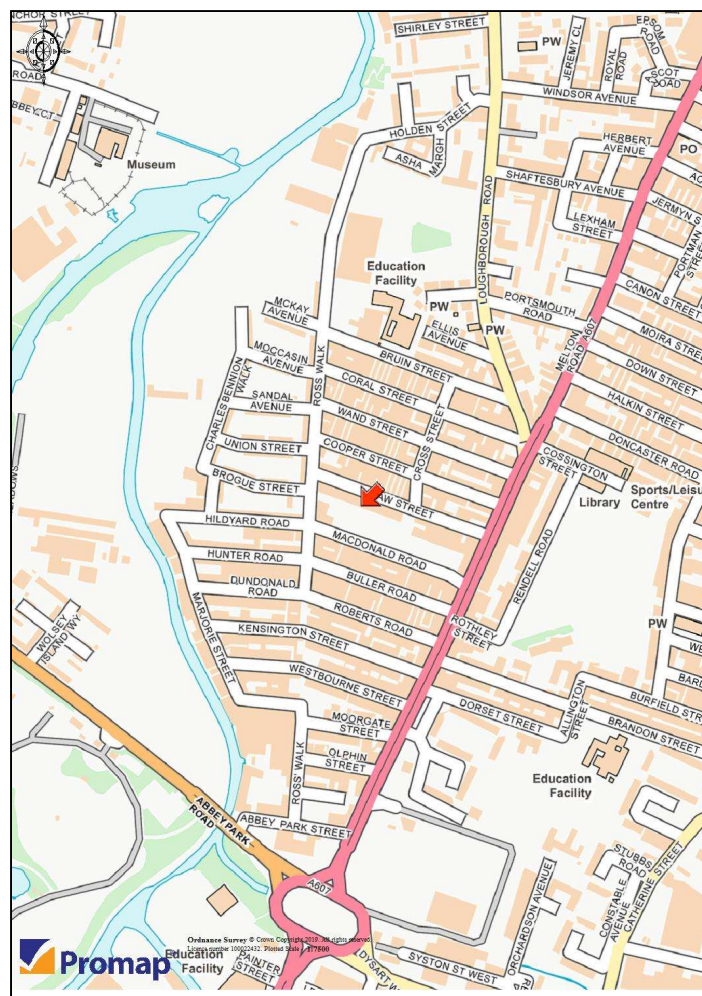
Unrepresented parties are recommended to obtain professional advice.

VIEWING

Strictly by appointment with the sole agents:-
Spencers Druce Naylor Parkes
38 Francis Street
Leicester
LE2 2BD

Tel: 0116 255 8888

Michael Holt
mholt@spencersdruce.co.uk



PROPERTY MISDESCRIPTIONS: All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed nor do they form any part of any contract or warranty. Unless specified to the contrary interested parties should not be misled by the following: 1. All dimensions, distances, and floor areas are approximate and given for guidance purposes only. 2. Information given on tenancies and tenure has been provided to us in good faith and 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 or by web based enquiry. 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 quoted are exclusive of Value Added Tax (VAT) unless expressly stated to the contrary.