

**UNIT 16 BELGRAVE COMMERCIAL CENTRE**  
**160 BELGRAVE ROAD**  
**£14,500 Per Annum**

No Image Available

**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. Soon to be re-opened Sara's Foods, Suri, Punjab Bank, HSBC and Habib Bank.

**DESCRIPTION**

The unit is a ground floor unit with a large retail space with a store and w.c. located off. The shop front is of aluminium construction and the property benefits from a suspended ceiling and air conditioning.

## ACCOMMODATION

Retail Space	approx.	62.61 m <sup>2</sup>	673.9 ft <sup>2</sup>
W.C.			
Store	approx.	2.77 m <sup>2</sup>	29.81 ft <sup>2</sup>
<b>Floor Total</b>	<b>approx.</b>	<b>65.38 m<sup>2</sup></b>	<b>703.71 ft<sup>2</sup></b>

## PLANNING

The premises have a Class E (formerly A1) planning. Alternative uses may be considered subject to suitable consent.

## SERVICES

The premises are connected to mains water, drainage and electricity supply.

## ENERGY PERFORMANCE CERTIFICATE

To follow.

## RATES

The premises are currently assessed in conjunction with the adjoining premises so will need to be re-assessed.

<b>Description</b>	<b>Rateable Value</b>
Shop & Premises Including Adjoining Property	£20,500
Room 3	approx.

## TENURE

The premises are available by way of a new internal repairing shop front and Service Charge lease for a term of years to be agreed.

## RENTAL

£14,500 Per Annum.

## **MAP**

NO MAP AVAILABLE

**Unit 16 Belgrave Commercial Centre 160  
Belgrave Road  
Leicester  
LE4 4AU`**

**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/yy8gynwj>

Listed by



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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.