



**67-73 Southfields Drive, Aylestone, Leicester, Leicestershire LE2 6QT**

## **Highly Prominent Roadside Retail Showroom**

- ▶ **6,333 sq ft (588 sq m) with extensive frontage**
- ▶ **Assignment of existing lease or new sub-lease potentially available**
- ▶ **Suitable for a variety of uses, subject to planning**
- ▶ **£40,000 per annum**

For enquiries and viewings please contact:



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### Location

The property is located on Southfields Drive within a local parade of shops facing onto the A563 Attlee Way, which forms part of the outer ring road, between its junctions at Windley Road and Saffron Lane. The property lies 3.5 miles south of Leicester city centre, and 3 miles east of Junction 21 of the M1 and the Fosse Shopping Park.

Southfields Drive is effectively a service road providing access to the properties and on street customer parking. The immediate vicinity provides a mix of mainly local retailers and occupiers, as well as dense residential housing.

### Description

The property comprises a prominent and substantial retail unit on ground floor with ancillary staff accommodation and WCs to the rear.

There are storage areas at ground floor to the rear of the retail area offering additional storage space.

Servicing is via a roller shutter door into the rear storage area, accessed by a side alleyway off Southfields Drive.

### Accommodation

	Sq M	Sq Ft
Ground Floor Sales	385.9	4,154
Ground Floor Storage	87.8	945
Ground Floor Store & Freezer	19.9	214
Ground Floor Prep	11.9	128
Mezzanine Storage	68.9	742
Mezzanine Office	13.9	150
<b>Total</b>	<b>588.3</b>	<b>6,333</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement First Edition.

### Planning

We understand that the premises have consent for Class A1 Retail Use.

Alternative uses may be acceptable, although interested parties should rely on their own enquiries of the Planning Department at Leicester City Council.

### Tenure

The property is held by way of a lease for a term of 25 years from 19th July 2006, which is due to expire on 18th July 2031, at a current passing rent of £40,000 per annum, subject to 5 yearly upward only rent reviews to open market value throughout the remainder of the term.

### Terms

The property is available by way of an assignment of the existing lease.

Alternatively, consideration will be given to a new sub-lease on terms to be agreed.

### Business Rates

The property is currently listed as Shop and Premises, and has a rateable value of £38,000.

Source: VOA

### Rent

£40,000 per annum

### VAT

All figures are exclusive of VAT unless otherwise stated.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises has an EPC assessment of: C56

### Viewings

Viewings are by appointment with sole agents Innes England.

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