

# TO LET



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:



Jenny Clarke 0116 255 5455 jclarke@innes-england.com







### INNES ENGLAND 🗦

MAKE A GREAT DECISION

## TO LET

#### 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
Total	588.3	6,333

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.

Date Produced: 04-Feb-2019

Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE



### TO LET

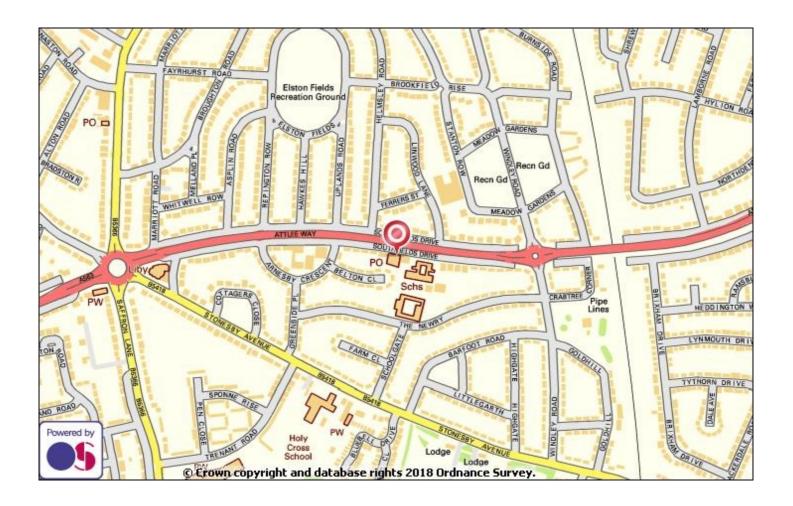




Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE



### TO LET



Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE