

Self Contained Ground Floor Retail Unit

- ▶ Situated in the popular satellite town of Oadby
- ▶ 46.38 sq m (499 sq ft)
- ▶ £7,000 p.a.x

For enquiries and viewings please contact:



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52-54 Brabazon Road, Leicester, Leicestershire LE2 5HD

Location

Oadby is a popular satellite Town of Leicester lying approximately 4 miles to the south-east of the City Centre, being an extensive residential area supported by its own Shopping Centre along The Parade together with Asda, Sainsburys and Waitrose supermarkets and also by industry, particularly on the Oadby Industrial Estate. Oadby lies on the A6 trunk road linking Leicester with Market Harborough and is also just to the south of Leicester's Ring Road which links through to Junction 21 of the M1 and M69 motorways.

Within Oadby the property occupies a frontage position to the east side of Brabazon Road, in between the junctions of Bruins Walk and Goddards Slang, in what is predominantly a residential area.

Description

The subject property comprises a mid-terraced ground floor lock up shop, forming part of a larger parade of 3 shops with residential accommodation above.

The building is understood to have been constructed during 1953 and is of three storey brick construction beneath a pitched slated roof. The ground floor retail unit has a recessed entrance and has been fitted with a single glazed shop front.

Internally the unit has been laid out to provide functional retail space to the front of the unit with a partition kitchenette and WC to the rear.

To the front elevation there is shared off-road car parking.

Accommodation

	Sq M	Sq Ft
Total	46.4	499

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

Services

We understand electricity and water are connected to the property.

Planning

The premises have a current planning use as a retail unit within Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The property could be suitable for other uses, subject to obtaining the relevant planning consent.

Tenure

The property is available by way of a new lease for a term of years to be agreed.

Rates

Rateable Value (2018/2019): £4,640

Rent

£7,000 p.a.x

VAT

All figures quoted are exclusive of VAT if applicable.

Legal Costs

The Tenant shall pay £350.00 towards the cost of the drafting, preparation and execution of this lease.

EPC

We are advised the property has an Energy Performance Certificate of C (75).

Viewing

Viewings are by appointment with sole agents Innes England.

Date Produced: 04-Sep-2018



