



# TO LET

**69 BOYSLADE ROAD  
BURBAGE, HINCKLEY,  
LEICESTERSHIRE, LE10 2RF**



**541 sq. ft. (50.26 sq. m.)**  
Approx. Net Internal Area

**\* Lock up shop**

**\* Rent is £9,500 per annum**





#### Location:

Property is located on the corner of a parade of similar lock up shops within the village of Burbage. The property is located opposite a Co-op convenience store and neighbouring occupiers include Lloyds Pharmacy, Coral Bookmakers, a vets practice and a launderette.

Immediately opposite is a car sales showroom. The property benefits from off road parking for customers to the front and rear access for loading.

There is also a doctor's surgery and church within a short walk of the property.

#### Description:

Property consists of a ground floor lock up shop with rear office/storage and W.C.

The property benefits from electrical roller shutters, suspended ceiling and lighting and an aluminium shop front. The property sits beneath residential flats at first and second floor.

#### Accommodation:

	sq. ft.	sq. m.
Shop	462	42.92
Store/office	79	7.33
W.C.		

#### Tenure:

Available to let on a new lease of a term of years to be agreed.

#### Rental:

Property is available to rent at the annual rent of £9,500 per annum exclusive, being payable quarterly in advance.

#### Rates:

Rateable value of £6,600

#### Planning

We understand that the property has A1 retail consent.

#### Services:

Mains electricity, water and drainage are either connected or available to the property.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

#### Energy Performance Certificate:

Rating: D 80

#### Legal Costs:

Each party to bear their own legal costs.

#### VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

#### Viewing:

Strictly via sole agents:

**Harris Lamb**  
**75-76 Francis Road**  
**Edgbaston**  
**Birmingham**  
**B16 8SP**

**Tel: 0121 455 9455**

**Fax: 0121 455 6595**

**Contact: David Walton**  
**Email: david.walton@harrislamb.com**

**Ref: RA099**  
**Date: July 2018**

**Subject To Contract**

