

TO LET

19 De Montfort Street,
Leicester LE1 7GE
Tel: 0116 255 8888



37-39 LONDON ROAD, OADBY, LEICESTER LE2 5DL

- Substantial Sales Area – Suitable for a variety of retail uses
- 321.54 m² (3,461 ft²)
- Near to the Oadby Town Centre Shopping Facilities
- Rental - £32,000 per annum

SpencersDruce
NaylorParkes
Chartered Surveyors Property Consultants

LOCATION

The premises are located near to Oadby Town Centre to the north side of London Road at the junction with New Street. The property occupies a prominent position opposite a busy roundabout junction.

DESCRIPTION

The property comprises ground floor retail space with substantial window frontages to London Road and New Street. There are staff and W.C. facilities.

ACCOMMODATION

Sales, Tea/Staff Room and WC 321.54 m² 3,461 ft²

SERVICES

Mains electricity, gas and water are connected.

EPC

An EPC has been applied for.

RATES

The premises are assessed for business rates under the 2017 Rating List as follows:-

Description	Rateable Value
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Shop & Premises	£33,000
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Rates payable approximately £15,840.

TENURE

The property is available on a full repairing and insuring lease basis with terms to be negotiated.

RENTAL

£32,000 per annum.

VIEWING

Strictly by appointment with the sole agents:-

Spencers Druce Naylor Parkes

19 De Montfort Street

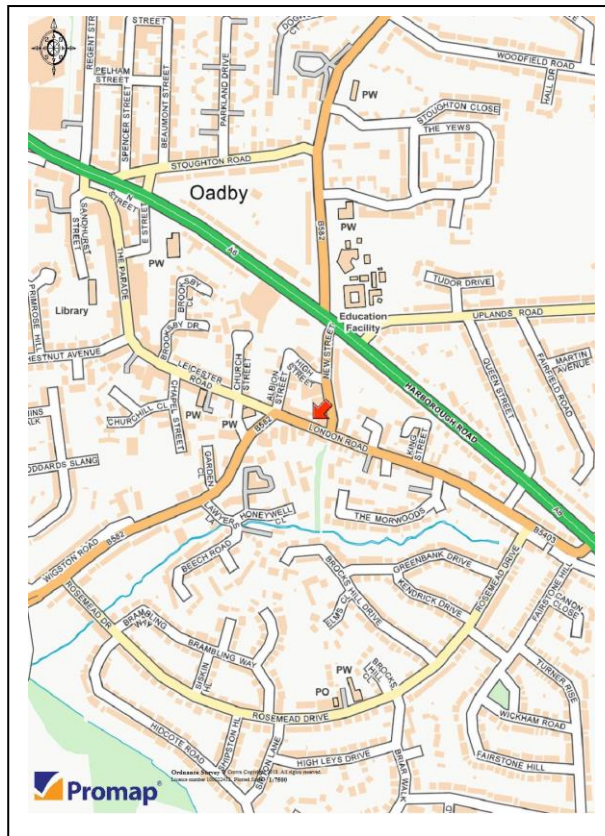
Leicester

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Tel: 0116 255 8888

Naresh Patel

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PROPERTY MISDESCRIPTIONS: All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed nor do they form any part of any contract or warranty. Unless specified to the contrary interested parties should not the following: 1. All dimensions, distances, and floor areas are approximate and given for guidance purposes only. 2. Information given on tenancies and tenure has been provided to us in good faith and 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 or by web based enquiry. 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 quoted are exclusive of Value Added Tax (VAT) unless expressly stated to the contrary.