

257 Uppingham Road

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**TO LET**

Ground Floor Retail Unit

74.98 m<sup>2</sup> (807 ft<sup>2</sup>)

257 Uppingham Road  
Leicester  
LE5 4DG

**MATHER  
JAMIE**

01509 233433



## LOCATION

The subject property is prominently located on the south side of Uppingham Road, one of the main arterial routes into Leicester City Centre and approximately 3 miles east of the City Centre. Nearby occupiers include William Hill, Co-Op Supermarket, Lloyds Bank and Wilkos.

The property's location is shown on the plan within these particulars.

## DESCRIPTION

The property provides ground floor retail space with aluminium framed shop front and security roller shutter on the entrance door. Internally the property benefits from suspended ceilings and inset Cat II lighting, laminate flooring and electric wall-mounted heaters. There is a stud partition wall which creates an office area to the rear of the main retail space and the building also benefits from a small kitchen area and WC facilities. There is also a timber framed lean-to store to the external rear of the property.

## MATHER JAMIE

### Chartered Surveyors

3 Bank Court, Weldon Road,  
Loughborough, Leicestershire

LE11 5RF

tel: 01509 233433

fax: 01509 248900

email: sales@matherjamie.co.uk

website: www.matherjamie.co.uk



## IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given.
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.

## ACCOMMODATION

Sales Area 71.91 m<sup>2</sup> (774 ft<sup>2</sup>)  
Kitchen 3.07 m<sup>2</sup> (33 ft<sup>2</sup>)

**Total 74.98 m<sup>2</sup> (807 ft<sup>2</sup>)**

## TENURE

The property is available on a new lease for a term to be agreed.

## RENT

**£15,000 (fifteen thousand pounds) per annum exclusive.**

## BUSINESS RATES

Local Authority: Leicester City Council  
Period: 2018/2019  
Rateable Value: £9,100

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

VAT **will/will not** be charged on the rent.

## PLANNING

We understand the premises have authorised planning consent under Class A1 of the Town and Country Planning (Use Classes) Order 1987.

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