



Hallam Fields Road, Birstall, Leicester, Leicestershire LE4 3NS

Retail Opportunity

- ▶ **Last Remaining Unit**
- ▶ **Gross Internal Area 893 sq ft (82.96 sq m)**
- ▶ **Ample Parking**
- ▶ **£15,000 per annum exclusive**

For enquiries and viewings please contact:



Peter Doleman
0116 255 5455
pdoleman@innes-england.com



Joe Reilly
0116 255 5455
jreilly@innes-england.com

Location

The development is located on Hallam Fields Road, within the recently constructed and popular residential district of Hallam Fields, which lies north of Birstall town centre, off the A6.

Description

A new retail development scheme comprising 3 retail units and a convenience store with ample parking, suitable for a variety of uses. Present planning allows for uses within Class A1.

Accommodation

	Sq M	Sq Ft
Unit 1 - LET	-->	
Unit 2 - LET	-->	
Unit 3 - AVAILABLE	83	893
Unit 4 - LET	-->	
Total	83	893

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

Tenure

A fully repairing lease will be granted.

Business Rates

To be assessed.

Rent

£15,000 per annum exclusive

VAT

All sums quoted exclusive of VAT, which is applicable to the rent.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC rating will be provided upon completion of the construction of the building.

Viewings

Viewings are by appointment with Innes England.

Date Produced: 14-Aug-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

