



### 3/3A, NEEDHAM AVENUE, LEICESTER, LE2 9JW

This is an excellent opportunity to rent commercial premises in a popular residential area suitable for a wide range of businesses. The property is available as a whole or it can be split and the two floors separately occupied. The ground floor retail shop has an area of 38.9 sq. m. (419 sq. ft.) and the first floor offices have a net area of 59.7 sq. m. (643 sq. ft.). The accommodation, which includes parking and a garage to the rear, is available on a new lease for a minimum term of 3 years.

**£12,000 PER ANNUM**

**Call 0116 242 9933 for further information**

**ANDREW GRANGER & CO**

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## SITUATION

The property is situated within a retail parade on Needham Avenue in an established residential area in the heart of Glen Parva.

Needham Avenue lies close to the Lutterworth Road, the A426, and approximately 4 miles south-west of Leicester City Centre.

## DESCRIPTION

The property comprises a two-storey property within a neighbourhood parade of similar units with retail premises at ground floor with self-contained offices above.

There is a private road to the rear which gives access to a garage and two further parking spaces.

The accommodation, both at ground floor and first floor, would be suitable for a variety of uses subject to obtaining the appropriate Planning Permission.



## ACCOMMODATION

Ground Floor

Sales 33.6 sq. m. (362 sq. ft.)

Kitchen 5.4 sq. m. (58 sq. ft.)

First Floor

Offices 59.7 sq. m. (643 sq. ft.)

## SERVICES

The property is connected to main electricity, gas, water and drainage services.

The accommodation has the benefit of an intruder alarm.

## PLANNING

The premises would be suitable for a variety of uses subject to obtaining appropriate Planning Permission.

Interested parties are advised to make their own enquiries at Blaby District Council.



## BUSINESS RATES

The premises have the following assessments in the 2017 Rating List.

Ground Floor - £4,950

First Floor - £8,300

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**LEASE**

A new lease or leases on effectively full repairing and insuring terms are available for minimum periods of 3 years with rent reviews at 3-yearly intervals

**RENT**

£12,000 per annum for the whole property.

Individual rents on application.

**ENERGY PERFORMANCE CERTIFICATE**

Ground Floor - Band D (76)

First Floor - Band E (102)

**LEGAL COSTS**

Each party is to be responsible for their own legal costs in respect of the transaction.

**VALUE ADDED TAX**

VAT is not payable on the rent.

**POSSESSION**

Vacant possession will be granted on completion of legal formalities.

**VIEWINGS**

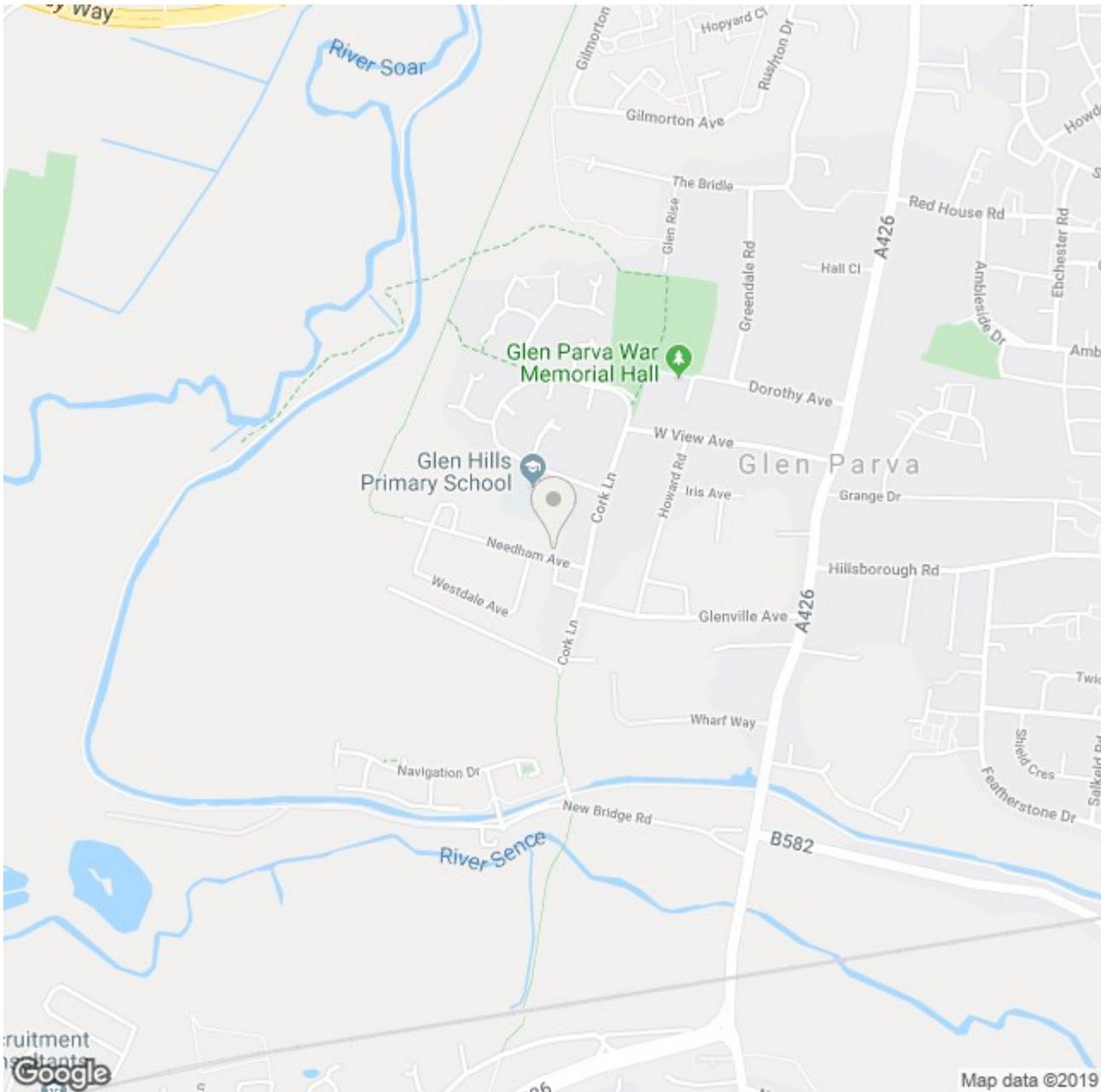
Strictly by arrangement with Andrew Granger & Co on 0116 2429933. Contact Kevin Skipworth at email address [kevin.skipworth@andrewgranger.co.uk](mailto:kevin.skipworth@andrewgranger.co.uk)

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## LOCATION



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**Call 0116 242 9938**

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