

# TO LET



## Offices

7b Church Street  
Billesdon  
Leicestershire  
LE7 9AE

- Attractive village location
- Versatile accommodation
- New flexible lease
- All inclusive rent

**24.06 sq.m** (261 sq.ft)

**Rent: £6,000 per annum**



# Self Contained Offices

7b Church Street, Billesdon, Leicestershire, LE7 9AE



## Location

Billesdon is an attractive village in east Leicestershire. It is located just off the A47 approximately 9 from Leicester and 11 north of Market Harborough. The population is estimated to be 901 (2011 census)

There are various local amenities including a post office, 2 pubs and village store.

The property is located in the centre of the village, off Church Street, immediately adjacent to the community post office.

## Description

The property comprises a single storey building of rendered brick construction under a pitched slated roof.

Internally, there is front and rear office and a toilet facility.

The property benefits from a large display windows providing ample natural light throughout.

## Accommodation

The property offers the following accommodation:

All areas are quoted in accordance with the RICS Code of Measuring Practice

Ground Floor	Sq.m.	Sq.ft.
Offices 1	17.92	193
Office 2	6.34	68
<b>Total NIA</b>	<b>24.26</b>	<b>261</b>

## Lease

£6,000 per annum exclusive. We understand that VAT not is payable.

The rent is inclusive of all reasonable utility costs, heating and insurance.

## Rating

Charging Authority: Harborough  
Rateable Value: £1,775

## Town Planning

We understand that the property has an established use for offices conforming to Use Class B1.

## Services & Heating

We understand that all main services including gas, electricity, drainage and water are connected.

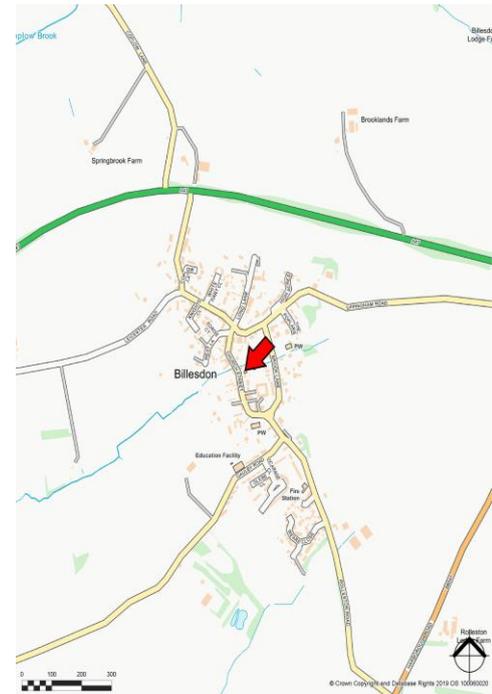
The property benefits from an intruder alarm.

## EPC

Energy Rating C

## Possession

Upon completion of formalities.



## Viewing

Strictly by appointment through agents:

### APB

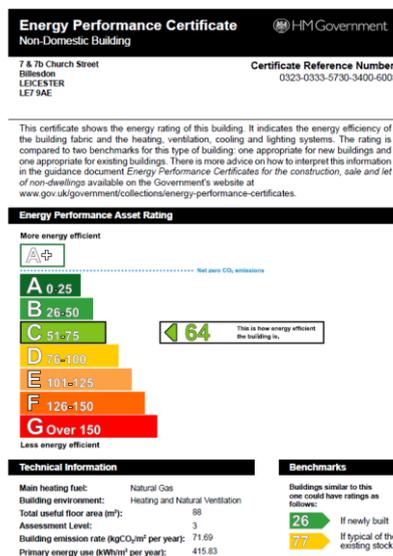
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### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessor/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation 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 APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and 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; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.