



**212 Narborough Road, Leicester, Leicestershire LE3 2AN**

## **Retail Unit in Popular Location**

- ▶ **2,042 sq ft (189.7 sq m)**
- ▶ **Double frontage with secure roller shutters**
- ▶ **Suitable for a variety of uses STP.**
- ▶ **£27,500 p.a.x.**

For enquiries and viewings please contact:



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### Location

The property occupies a prominent position on Narborough Road (A5460) within an established retailing area, approximately one mile southwest of Leicester City Centre.

This section of Narborough Road is well served by public transport facilities and is situated adjacent to a densely populated residential area. Narborough Road is one of city's principle arterial routes linking the city centre and junction 21 of the M1 motorway.

### Description

A substantial ground floor retail unit comprising a double frontage with extensive open plan accommodation with single W.C. and small kitchenette to the rear. The specification provides carpeting throughout, suspended ceiling with inset LED lighting, level access entrance, The property is heated by way of ceiling mounted comfort cooling units.

### Accommodation

	Sq M	Sq Ft
Ground Floor	189.7	2,042
<b>Total</b>	189.7	2,042

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

### Business Rates

The property is currently listed as Shops and Premises and has a rateable value of £26,000  
Source: VOA

### Rent

£27,500 p.a.x

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises has an EPC assessment of: D 95. A copy of the certificate is available on request.

### Viewings

Viewings are by appointment with sole agents Innes England.

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