

COMMERCIAL UNIT TO LET

110 Greenhill Road
Clarendon Park
Leicester LE2 3DL



ANNUAL RENTAL OF: £9,500 PAX EXC

- Commercial Retail Premises
- Former Dog Grooming Salon
- GIA: 450 sqft (42 sqm) approx.
- Lease Term: 3 Years or Longer
- Prominent Position near to Welford Road
- Retail Zone, Kitchen, Office



Location -

The property is conveniently positioned close to Leicester City Centre, on Greenhill Road, directly off Welford Road. In close proximity to Leicester University and Clarendon Park. Welford Road is renowned for its cultural shops, restaurants and trading businesses.

Description -

We are pleased to offer this single storey brick built commercial unit of approximately 450 sqft (42 sqm) comprising a retail zone, kitchen area and office. The property was previously used as dog grooming salon under E Class use and is fitted with burglar alarm, separate electric and water. The property is available from 1st November 2025.

Accommodation –

all measurements are approximate: -

Total GIA: 450 sqft (42 sqm)

Planning -

We understand the property has E Class use with the potential for other uses subject to obtaining planning consent. E Class use encompasses a wide range of uses including shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes. Potential uses: Offices, physiotherapists, Chiropodist etc. subject to planning permission.

All enquiries regarding planning should be made direct to Leicester City Council planning department through the Leicester city council website.

Lease Terms -

3 Year FRI lease or longer. The tenant will be responsible for the Landlords reasonable legal costs for the preparation of the lease.

Services -

The services, fittings and appliances (if any) have not been tested by the agents.

Rating Assessment -

Charging Authority: Leicester City Council

Description: Shop & Premises

Rateable Value: £6,000.00

Rates Payable (approx.): £3,000.00

Period: 2023 to Present

Please make your own enquiries in respect of the rating liability or business rate relief with Leicester City Council.

EPC -

Rating 36, Band B.

Viewings -

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

