

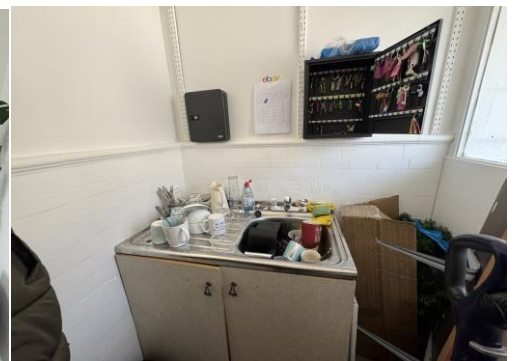
## TO LET

**Hinckley Road  
Leicester Forest East, Leicester  
LE3 3JT**



## ANNUAL RENTAL OF: £18,000 PAX

- Open Plan First Floor Office Space
- Located On The Main A47 Hinckley Road
- Approximately 522 Sqft (48.5 sqm)
- Open Plan Office, Separate Office, Kitchenette & WC
- Potential For Other Uses Subject To P/P
- Parking For 2 Vehicles



## Location

The property is located on the main A47 Hinckley Road, near to Station Road and Kirby Lane and in the area of Leicester Forest East. The property benefits from excellent passing trade and is within easy access to nearby motorway and transport links.

## Description

A first floor, open plan office located on the main A47 Hinckley Road of approximately 522 sqft (48.5 sqm). The property briefly comprises; stairs to the first floor, open plan office, separate office, kitchenette and WC.

## Accommodation

All measurements are approximate:

**Total GIA: 522 Sqft (48.5 sqm)**

## Rent

£18,000 pax (per annum exclusive).

## Planning

We understand that the property has Class E use with the potential for other uses subject to obtaining planning consent. All enquiries regarding planning should be made direct to Leicester City Council planning department on 0116 454 3000.

## Lease Terms

We understand that the premises is available by way of a new lease on a full repairing and insuring basis for a minimum term of 3 years or longer, with 3 yearly rent reviews. A rent deposit equivalent to a quarters rent is payable and is to be held for the duration of the lease, in a nil interest baring client deposit account.

## Legal Costs

The ingoing tenant to be responsible for the landlord reasonable legal costs for the preparation of the lease.

## EPC

Rating 82, D.

## Rating Assessment

Charging Authority: Blaby District Council  
Description: Hairdressing Salon & Premises  
Rateable Value: £6,100.00  
Rates Payable: £3,043.90  
Period: 1 April 2023 - Present

## Services

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

## Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: [info@shonkibrothers.com](mailto: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

