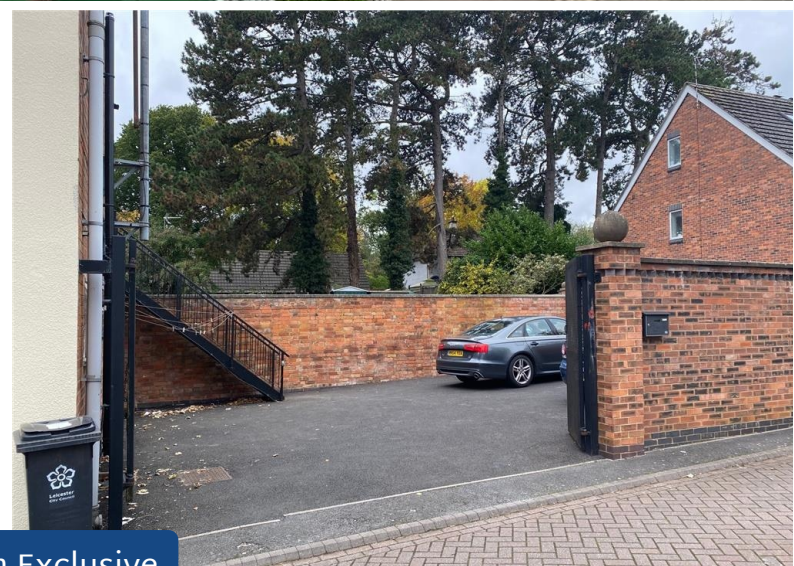


RETAIL PREMISES TO LET

6 & 6A Main Street, Evington, Leicester, Leicestershire, LE5 6DN



1,379 Sq Ft (128.11 Sq M)

£15,000 Per Annum Exclusive

- ▶ Available as a Whole or in Two Parts
- ▶ Popular Suburban District Centre
- ▶ Suitable For Alternative Uses (stp)
- ▶ New Lease Available

LOCATION

The property occupies a prominent position in the centre of Evington village, which is a popular district centre approximately 3 miles east of Leicester City Centre. There is high density housing within the surrounding areas and a number of schools, both primary and secondary. There is a regular bus service along Main Street serving the City Centre.

DESCRIPTION

The property comprises two ground floor lock-up shops, which can be let a whole or independently. The main building is two storey of rendered brick construction under a pitched and flat roof system. There are separate retail areas both with independent entrances and shop fronts. Each unit has rear kitchen and W.C. facilities, together with rear stores.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Total Sales Area	983	91.32
Rear Stores	396	36.79
Total	1,379	128.11

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

CURRENT RATING ASSESSMENT

There are two separate Rating Assessments as follows:

Charging Authority: Leicester City Council

- 6 Description: Betting shop & premises
Rateable Value : £8,000
- 6A Description: Shop & premises
Rateable Value : £5,900

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

SERVICES

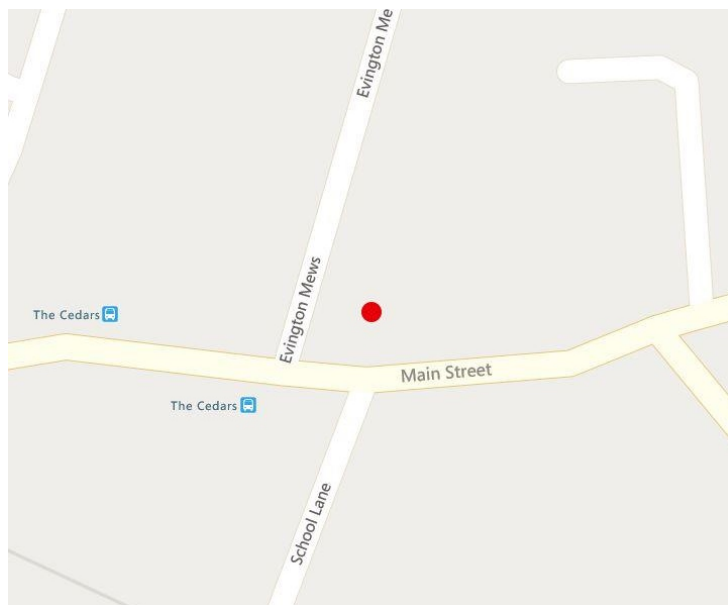
There are separate electrical, water and mains drainage connections.

EPC

Energy Rating to be confirmed.

PLANNING

We understand that the property has an established E Use Classification (including retail, financial and professional services). The property may be suitable for alternative uses, subject to the appropriate planning consent.



TENURE

The property is available to let as a whole or in part on a new effective full repairing and insuring lease for a term of years to be agreed, subject to upward only rent reviews.

RENT

£15,000 Per Annum Exclusive.

Rents for the individual parts upon application. VAT may be applicable on rents.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

Please get in touch to arrange a viewing.



Will Shattock

wjs@apbleicester.co.uk

0116 254 0382



Reg Pollock

rp@apbleicester.co.uk

0116 254 0382

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/lessors/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.