

# RETAIL/INDUSTRIAL WAREHOUSE TO LET **TO LET**

252 Melton Road, Leicester, LE4 7PG



10,817 Sq Ft (1,004.9 Sq M)

£55,000 per annum exclusive

- ▶ Large warehouse/retail unit - off street loading area
- ▶ Suitable for a variety of occupiers
- ▶ Superb 31m glazed frontage to Melton Road
- ▶ Arterial route into Leicester City Centre

## LOCATION

The property is situated 2 miles north of Leicester City Centre fronting Melton Road (A607). The property occupies a prominent corner position at Melton Road and Woodbridge Road.

The property is located close to Rushey Mead Secondary School, the BP Petrol Station and Tesco Express.

Melton Road is one of the principle arterial roads into Leicester City Centre.

## DESCRIPTION

The property comprises of a large retail warehouse which has been refurbished to a high standard.

The property has two main areas with a large sales and display area and rear stores. These two areas can be combined to create a larger retail area if so needed. There is also a first floor storage/office.

The property benefits from mains three phase power, gas blower heating, kitchen & w.c. provision and loading area.

Internally stud provision provides a trade counter and office accommodation which may suit many occupiers.

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £50,000

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

## ACCOMMODATION

	SQ.FT	SQ.M
Front Showroom	6,077	564.75
Rear Stores	4,255	395.75
First Floor Stores	485	45.09
<b>TOTAL NIA:</b>	<b>10,817</b>	<b>1,005.59</b>

## SERVICES

Mains electricity, water and drainage are connected to the property.

## EPC

The property has an Energy Rating of C.  
The EPC will be valid until 09/11/2026.

## RENT

£55,000 per annum exclusive.

## LEASE TERMS

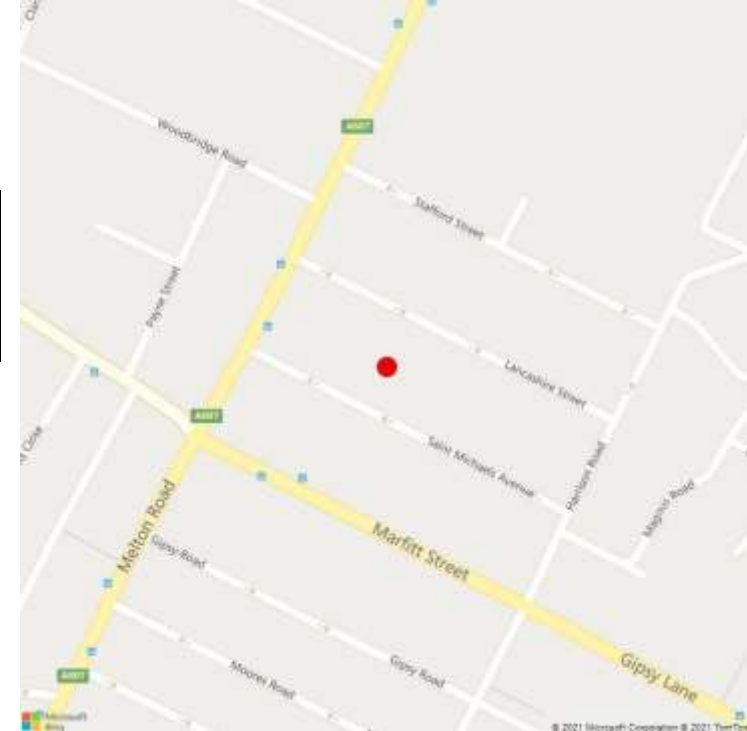
The property will be let by way of a new full repairing and insuring lease for a term of years to be agreed.

## LEGAL COSTS

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

## POSSESSION

Upon completion of legal formalities.



## VIEWING

Please get in touch to arrange a viewing.



### Reg Pollock

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0116 254 0382



### Will Shattock

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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/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.