

# VETERINARY PRACTICE TO LET

84 Sibson Road, Birstall, Leicester, Leicestershire, LE4 4NA

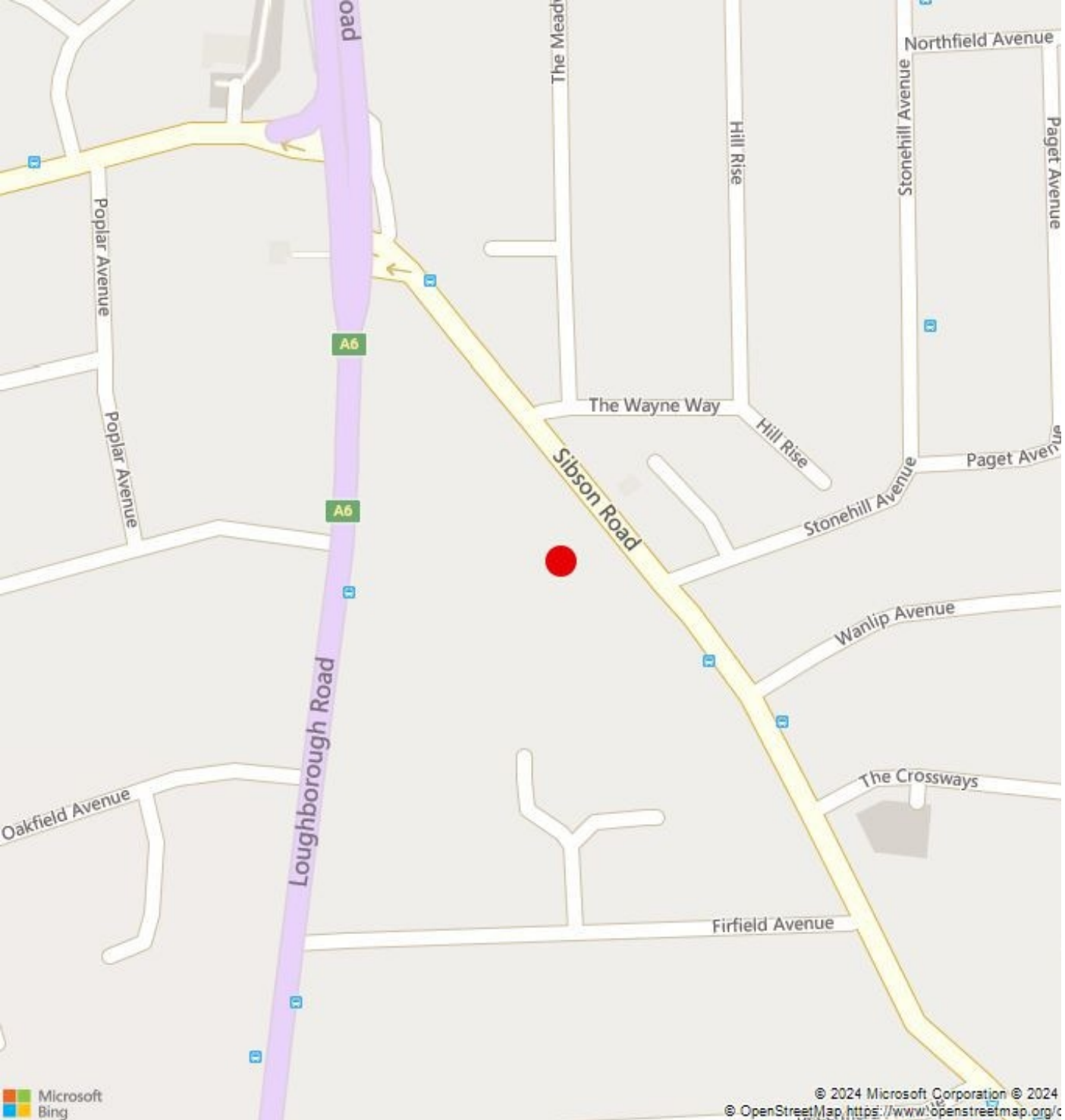


1,667 Sq Ft (154.86 Sq M)

£25,000 per annum exclusive

- ▶ Prominent roadside frontage
- ▶ Ample car parking
- ▶ Village centre location
- ▶ Suitable for a variety of uses (stp)





## LOCATION

Leicester is the largest city in the East Midlands, located approximately 100 miles north of London, 30 miles south of Nottingham and 43 miles east of Birmingham.

Birstall is a large village within the Charnwood borough of Leicestershire, approximately 3 miles north of Leicester city centre. The property is located in a prominent position on the junction of Sibson Road and Loughborough Road (A6). Sibson Road is the retail centre of the village with a variety of independent and national occupiers, including Tesco Express, Boots, Betfred, Nationwide Building Society and Papa Johns. The A6 provides easy access to the A46 and the wider road network.

## DESCRIPTION

The property comprises a two storey former residential dwelling, which has been extended in part and converted into a veterinary practice at ground floor level with reception area, various treatment rooms and ancillary storage space / staff facilities and kitchen area, with living accommodation at first floor level.

The property would suit a variety of alternative uses (subject to planning).

Externally the property benefits from ample car parking.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	1,286	119.47
First Floor	381	35.39
<b>Total</b>	<b>1,667</b>	<b>154.86</b>

The property is situated on a site that extends to 929.15 sq.m (0.23 acres)

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

## CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council  
Rateable Value : £16,500

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

## EPC

The property has an Energy Rating of C.  
The EPC will be valid until 21/08/2034

## RENT

£25,000 per annum exclusive.

## LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

## PLANNING

The property currently has planning consent for use as a veterinary surgery, which falls within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended). The property may be suitable for a variety of uses (subject to planning) and we advise applicants to make their own enquiries with the Local Planning Authority.

## LEGAL COSTS

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

## POSSESSION

The property is available immediately on completion of legal formalities.

## 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.