

FIRST FLOOR ACCOMMODATION TO LET

75 - 81 Belvoir Road, Coalville, Leicestershire, LE67 3PH



5,087 Sq Ft (472.58 Sq M)

Rent on Application

- ▶ First floor flexible accommodation
- ▶ Suitable for a variety of uses
- ▶ Flexible lease terms
- ▶ All enquiries

LOCATION

Coalville is a town in North West Leicestershire situated on the A50 between Leicester and Burton on Trent with an approximately 37,500.

The property occupies a prominent position on Belvoir Road in Coalville town centre in close proximity to Marlborough Square which is currently undergoing to £2.7m redevelopment to provide a pedestrianised public square for an outdoor market and events.

DESCRIPTION

A former department store arranged over 3 floors.

The first floor flexible open plan accommodation is suitable for use for offices, sales area or storage.

The first floor is self contained and can be accessed via a rear entrance.

The property is in need of general modernisation/repairs and the Landlords will consider all enquiries.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
First Floor	5,087	472.58
Total	5,087	472.58

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

SERVICES

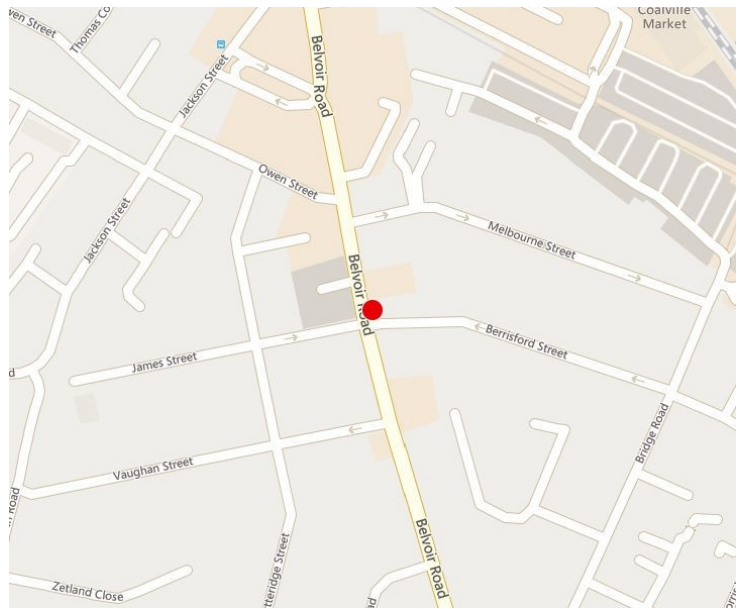
The property benefits from all main services, to include gas, electricity, water and drainage.

EPC

The Energy Rating is to be assessed.

LEASE TERMS

The property is available to let on a new full repairing and insuring lease, for a term of years to be agreed.



RENT

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VAT

The position in respect of VAT is to be confirmed.

LEGAL COSTS

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

POSSESSION

Available immediately following completion of legal formalities.

VIEWING

Please get in touch to arrange a viewing.



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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.