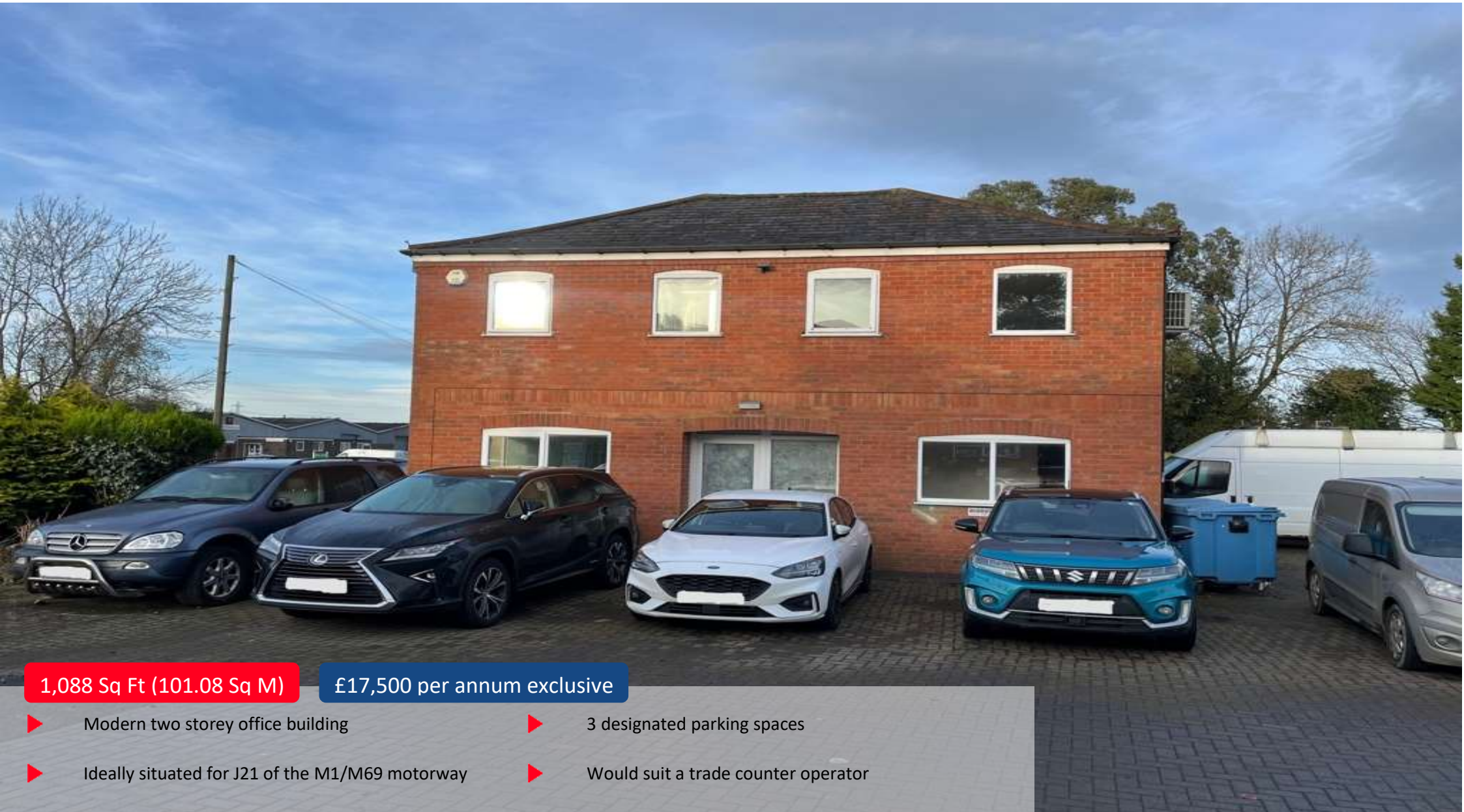


OFFICE/TRADE COUNTER BUILDING TO LET

12 Froanes Close, Enderby, Leicester, Leicestershire, LE19 4XL



1,088 Sq Ft (101.08 Sq M)

£17,500 per annum exclusive

- ▶ Modern two storey office building
- ▶ 3 designated parking spaces
- ▶ Ideally situated for J21 of the M1/M69 motorway
- ▶ Would suit a trade counter operator

LOCATION

The building is located at the entrance to Froanes Close, which is located off Mill Hill in Enderby and lies approximately 3 miles from J21 of the M1 motorway.

The property provides excellent access to Fosse Park and the surrounding areas, Hinckley to the west and Leicester City centre to the east.

DESCRIPTION

The unit comprises of a 2 storey brick built building underneath a pitched slate roof.

On the ground floor, there are two offices, stores and a kitchen area and to the first floor, there is a large open plan office with separate toilet facilities.

Externally, there are 3 designated parking spaces.

ACCOMMODATION

The accommodation offers the following areas:

| Floor | Sq.ft | Sq.m |
|--------------|--------------|---------------|
| Ground Floor | 544 | 50.54 |
| First Floor | 544 | 50.54 |
| Total | 1,088 | 101.08 |

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

RENT

£17,500 per annum exclusive.

CURRENT RATING ASSESSMENT

Charging Authority: Blaby District Council

Rateable Value : £9,600

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

PLANNING

We understand that the property currently has a Use Class E (commercial, business and services) under the Town & Country Planning (Use Classes) Order 1987 (as amended).

LEASE TERMS

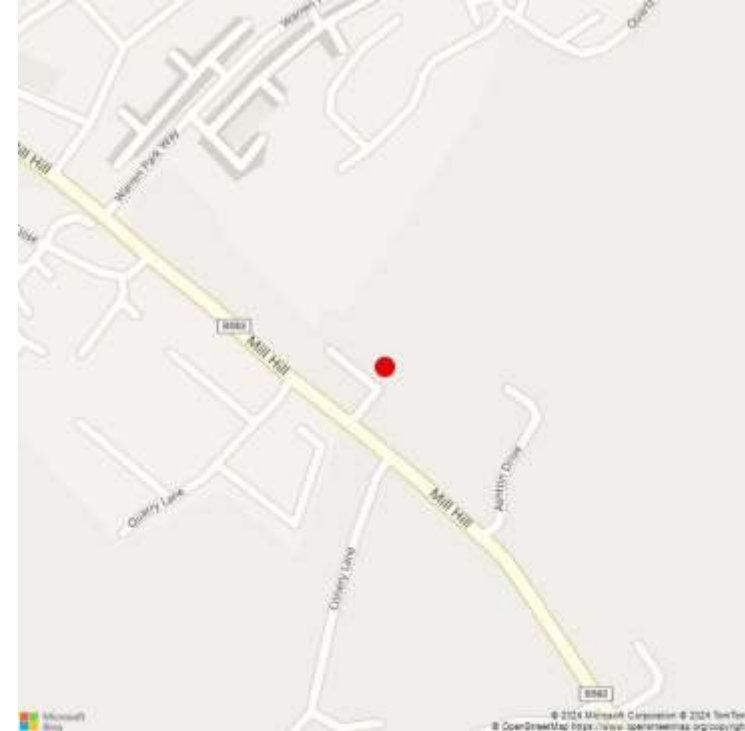
The property is available by way of a new full repairing and insuring lease for a term of years to be confirmed.

SERVICES

All main services are connected to the property.

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.



Reg Pollock

rp@apbleicester.co.uk

0116 254 0382



Will Shattock

wjs@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.