

OFFICE TO LET

The Old School, Blaby Road, Enderby, Leicester, Leicestershire, LE19 4AR

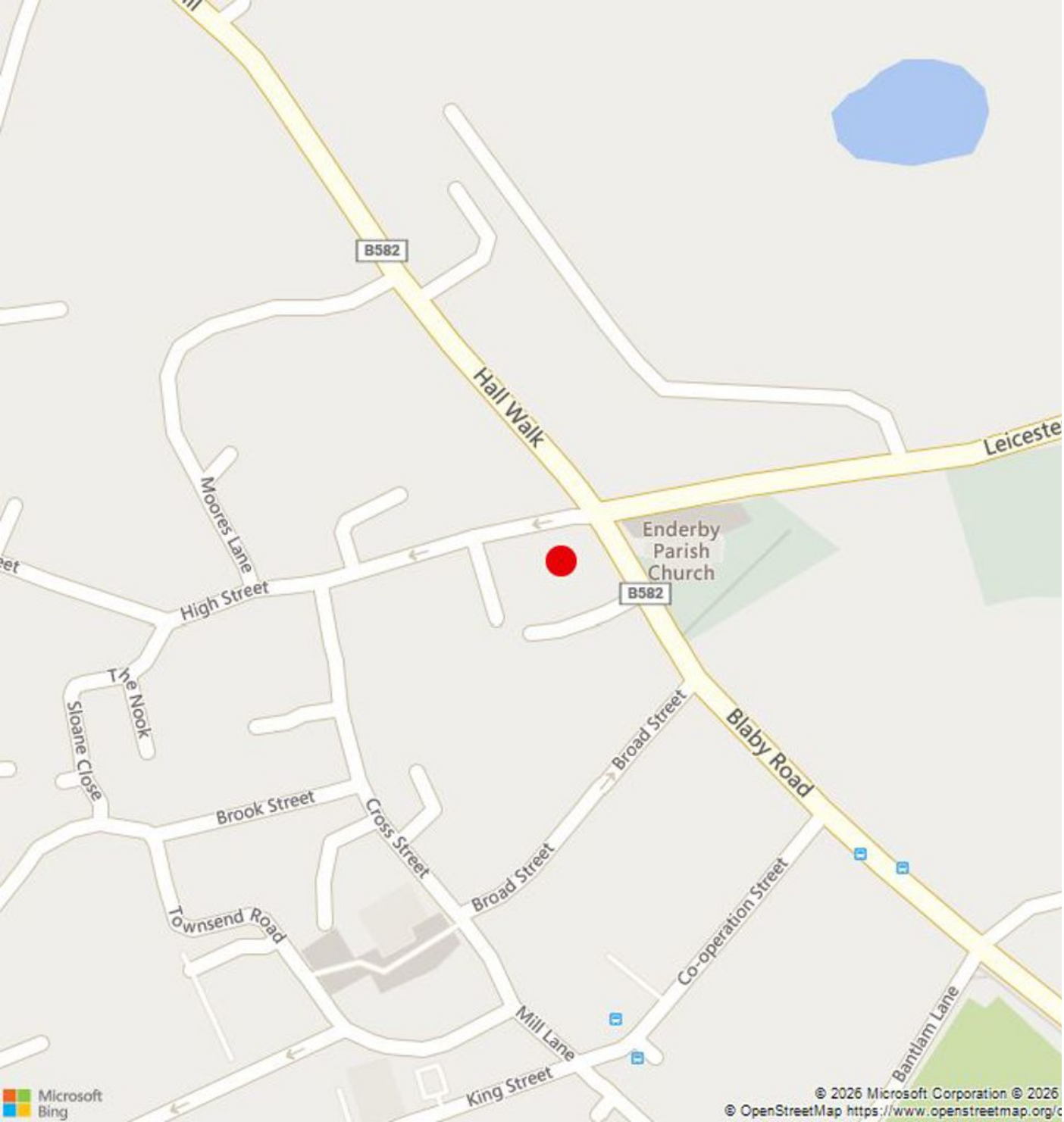


1,469 Sq Ft (136.47 Sq M)

£20,000 per annum exclusive

- ▶ Highly prominent roadside position
- ▶ Attractive Listed building with modern interior
- ▶ 4 car parking spaces
- ▶ New lease





LOCATION

The property occupies a prominent position at the junction of Blaby Road and Leicester Road, close to the centre of Enderby village. Enderby is a popular and vibrant settlement with various local amenities including convenience retail, restaurants, cafes and public houses.

Enderby is strategically located for access to the M1 & M69 motorways, Fosse Park shopping centre, and Grove Park.

DESCRIPTION

The property forms part of an historic and attractive single storey Listed former school building with stone walls and pitched slated roofs. The interior has been sympathetically converted to provide an attractive and stylish office space retaining many original features including full height windows and high vaulted ceilings which provide a wealth of natural light.

There is a self-contained entrance, central studio office with mezzanine floor, 2 further offices and separate meeting room, kitchen and toilets facilities. There are a mixture of floor finishes including timber floors in part.

Externally, there are 4 parking spaces within a secure rear car park.

SERVICES

The property benefits from all main services. There is gas boiler serving wall mounted radiators throughout and a fitted fire alarm system.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Studio Office	518	48.12
Office 1	362	33.63
Office 2	250	23.22
Meeting Room	119	11.06
Mezzanine	173	16.07
Kitchen	47	4.37
Total	1,469	136.47

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

CURRENT RATING ASSESSMENT

Charging Authority: Blaby District Council
Rateable Value : £14,500

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 D.
The EPC will be valid until September 2036.

RENT

£20,000 per annum exclusive

LEASE TERMS

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

VAT

The property is not elected for VAT.

LEGAL COSTS

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

POSSESSION

Upon completion of legal formalities.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required.

PLANNING

Currently the Property has consent for Use Class E (Offices) under the Town and Country Planning (Use Classes) Order (as amended) 2020. The property is a Grade II Listed building.

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.