

TO LET

LOCK-UP RETAIL SHOP

**9 STADON ROAD
ANSTEY
LEICESTERSHIRE
LE7 7AZ**



- Just off The Nook, Anstey
- Close to large free public car park
- Corner location in established retail parade
- Net retail sales 29.20 sqm (314 sqft)
- Storage approx. 4.31 sqm (46 sqft)
- Fully refurbished
- £7,500 per annum exclusive



Chartered Surveyors, Valuers and Commercial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract; (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatever in relation to this property.

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LOCATION

The premises are located just off the The Nook in the centre of this commercially active village, approximately 3 miles to the north-west of Leicester city centre.

DESCRIPTION

The premises comprise a fully refurbished ground floor lock-up retail shop unit facing Staddon Road with a return frontage to Highfield Street.

It is arranged as follows: (dimensions are approximate)

Net internal frontage	3.50m (11ft 6in)
Widening at the rear to	5.00m (16ft 5in)
Maximum internal depth	7.20m (23ft 7in)
Net sales area	32 sqm (344 sqft)
Storage	4.31 sqm (46 sqft)
Toilet	
Small enclosed rear yard.	

TENURE

The premises are offered to let on a new **internal** repairing and insuring lease for a term of years to be agreed.

RENT

£7,500 per annum exclusive payable quarterly in advance.

PLANNING

We are advised by Charnwood Borough Council's Planning Department that the premises have planning permission for use as retail within Class A1 of the Town & Country Planning (Use Classes) Order, 1987.

RATES

The property is entered in the Valuation List as Shop & Premises with a Rateable Value of £7,500.

SERVICES

With the exception of gas we understand that all mains services are connected, and that a mains gas supply is available for connection.

LEGAL COSTS

Each party to bear its own legal costs incurred in this transaction.

ENERGY PERFORMANCE CERTIFICATE

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

88 This is how energy efficient the building is.

VIEWING

Strictly by arrangement with Sturgis Snow and Astill.

Sturgis Snow and Astill

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SUBJECT TO CONTRACT

Reference: DGS



referred to as no test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition. All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification, i.e. passport, driving licence, etc., and also for proof of current address, i.e. recent utility bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

HEALTH AND SAFETY

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

PROPERTY MISDESCRIPTIONS ACT

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following

All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items

