

TO LET

LOCK UP RETAIL SHOP

**3 STADON ROAD
ANSTEY
LEICESTERSHIRE
LE7 7AY**



- Established retail frontage
- 31.6 sqm (341 sqft) Net Ground Floor Area
- First floor office/storage 25.4 sqm (274 sqft)
- Dedicated car parking space



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 whatsoever in relation to this property.

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SITUATION

The premises are located just off The Nook in the centre of this commercially active village, approximately 3 miles to the north-west of Leicester city centre. It is in a parade of other retail units with a large public car park to the rear.

DESCRIPTION

The premises comprise a ground floor retail shop unit with established A2 use, which is permitted to change to A1 retail, with ancillary office/storage space at first floor level.

The accommodation is arranged as follows (all measurements are approximate):

Ground Floor

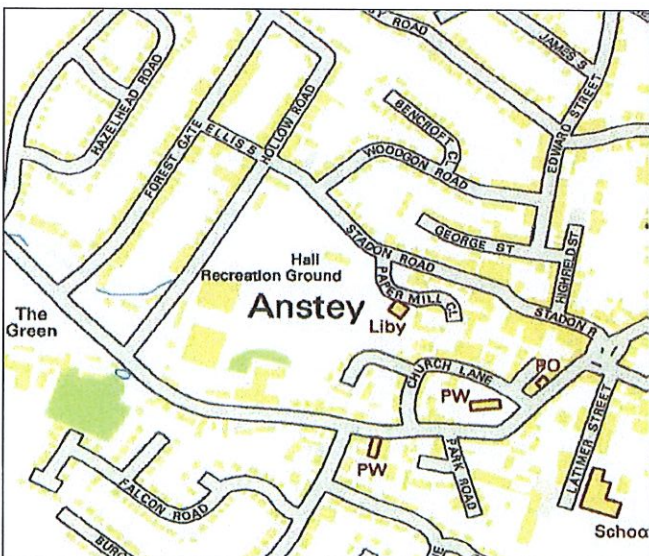
Internal frontage	4.02m	(13ft 2in)
Overall depth	9.23m	(30ft 3in)
Net Internal Area	31.6 sqm	(341 sqft)

Rear kitchen

First Floor

Front office	15.3 sqm	(165 sqft)
Rear office	10.1 sqm	(109 sqft)

Toilet with low flush w/c and handbasin



TENURE

The premises are offered to let on a new lease for a term of years to be agreed at **£8,500** per annum exclusive.

RATES

The property is entered in the Valuation List as Shop & Premises with a Rateable Value of £5,500.

SERVICES

The premises are believed to be connected to mains electricity, water and drainage. Mains gas is available for connection.

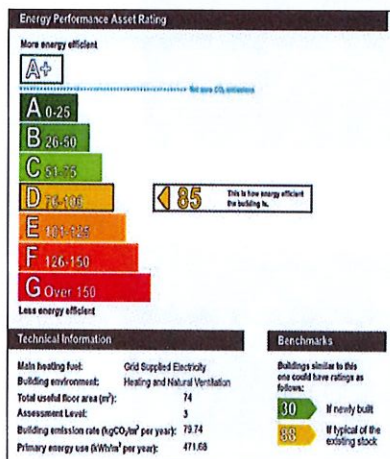
VAT

Vat will not be payable in respect of this transaction.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE



VIEWING

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Money Laundering

Sturgis Snow and Astill LLP is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation for the purposes of combatting money laundering and terrorist financing. The firm conducts due diligence on behalf of its clients at the beginning of the business relationship and risk assessment is monitored thereafter on an ongoing basis for all transactions. In order

to do this we will request identification and carry out an electronic check (which does not leave a footprint). Sturgis Snow and Astill LLP staff are trained in how to comply with the legislation and we may refuse to act if we have concerns.

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 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.

