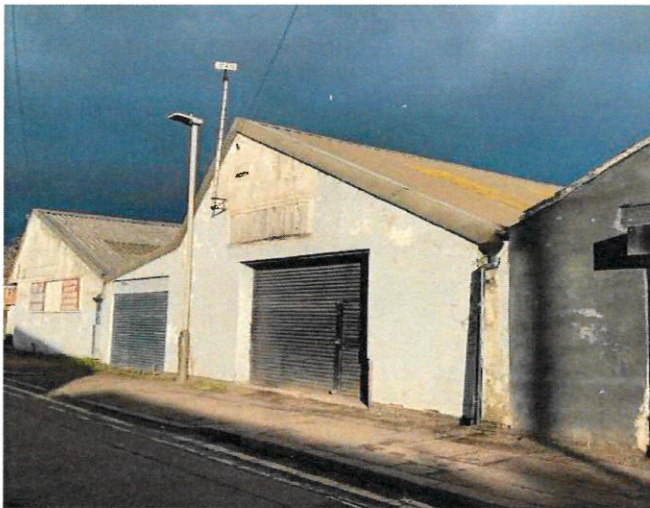


TO LET

Workshop and Premises

**225 Beaumanor Road
Leicester
LE4 5QE**



- Situated close to Abbey Lane and Outer Ring Road
- Easy access to City Centre
- 102.3 sq m (1,101 sq ft)
- Two roller shutter doors
- £8,250 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.

Sturgis Snow & Astill LLP
98 New Walk, Leicester LE1 7EA

T +44 (0)116 255 5999

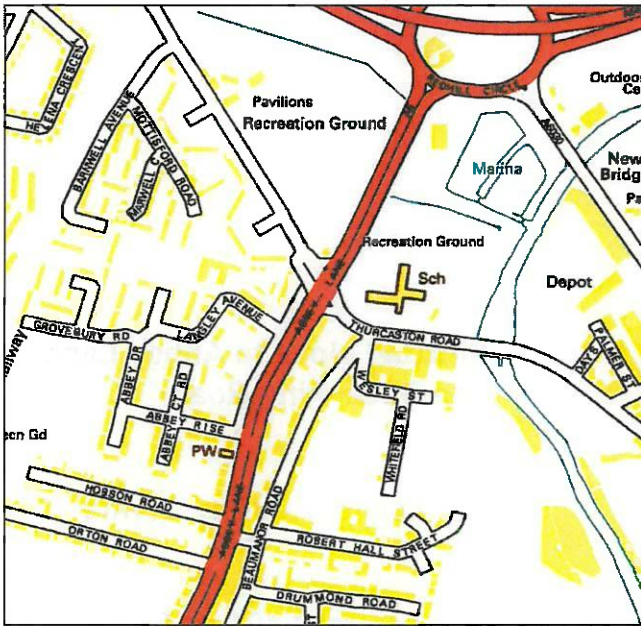
F +44 (0)116 285 3370

E info@sturgis-snowandastill.co.uk

W www.sturgis-snowandastill.co.uk

LOCATION

The property is situated off Abbey Lane approximately half a mile to the north-east of Leicester City Centre. This is a busy arterial route giving access into the city centre and also linking with the outer ring road at Redhill Circle.



DESCRIPTION

The property comprises a single storey workshop. The property has a gross internal floor area measured in accordance with the RICS Code of Measuring Practice of 102.3 sq m (1,101 sq ft)

It is arranged as follows:

Small personal door within a roller shutter door leads to the main workshop area with small mezzanine floor, opening to small workshop area with additional roller shutter door.

TENURE

Leasehold

LEASE TERMS

A new lease is to be offered on fully repairing and insuring terms for a minimum of three years and with rent reviews at three yearly intervals.

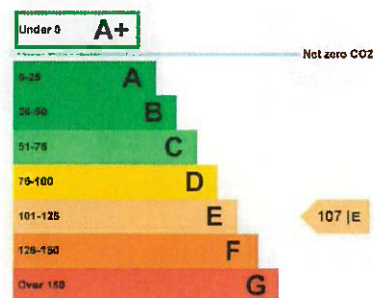
RATES

The premises are described in the 2017 Rating List as 'Workshop and Premises' and have a Rateable Value of £4,777.

SERVICES

We understand that the property is connected to all main services except gas. The electricity supply is not currently connected to a supply. **N.B.** Please note that we have not tested any of the services/installations and are therefore unable to give any guarantee of their reliability and working order.

ENERGY PERFORMANCE CERTIFICATE



Properties are given a rating from A+ (most efficient) to G (least efficient).
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

RENT

£8,250 per annum exclusive.

LEGAL COSTS

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

Viewing

Strictly by arrangement with:

Sturgis Snow and Astill
98 New Walk
Leicester
LE1 7EA

Tel: (0116) 2555999

e-mail: info@sturgis-snowandastill.co.uk

Subject to contract

Reference: AG

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.

