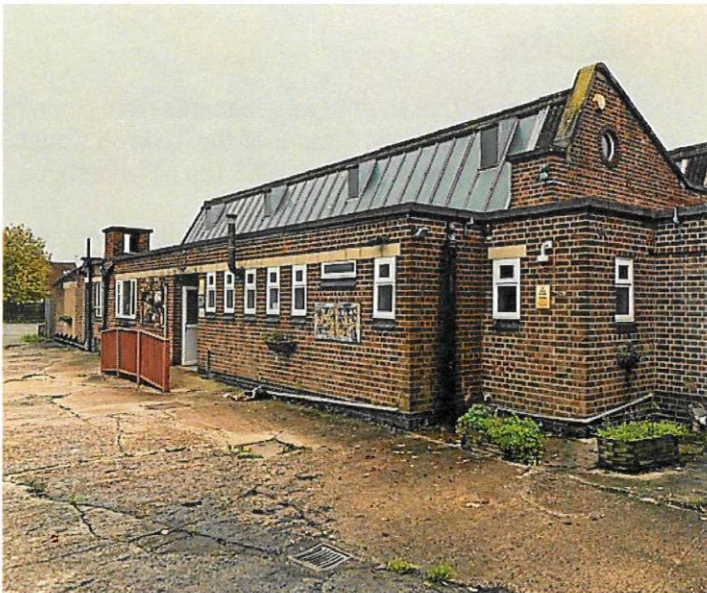


TO LET

FACTORY/WAREHOUSE UNIT

**WEST STREET
ENDERBY
LEICESTER
LE19 4LS**



- **Approx. 620.4 sqm (6,678 sqft)**
- **Less than 1.5 miles from J21 of the M1**
- **Standing on 0.45 Ha. (1.1 acres)**
- **Extensive parking**



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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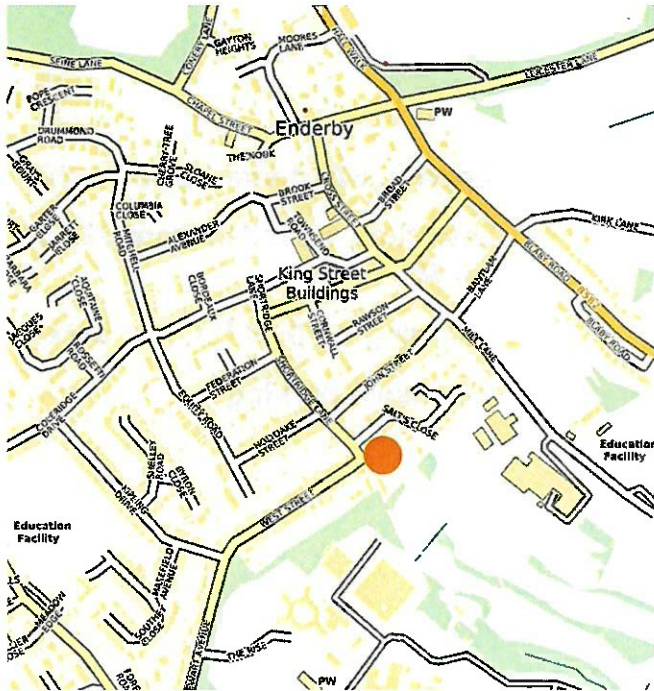
F +44 (0)116 285 3370

E info@sturgis-snowandastill.co.uk

W www.sturgis-snowandastill.co.uk

LOCATION

The property is located on the south-east side of West Street to the south of the centre of Enderby and within 1.5 miles to the south-west of J21 of the M1 motorway.



DESCRIPTION

The property comprises a single storey north lit factory standing on a site of approximately 0.45 Ha. (1.1 acres) with a large hard-surfaced area at its front for parking and loading/unloading.

Most recently the property was in use as a children's day nursery, but lends itself to revert to its original industrial/warehouse use.

Gross Internal Floor Area
Approx. 620.4 sqm (6,678 sqft)

TENURE

The property is offered to let on a full repairing and insuring lease (qualified by reference to a Schedule of Condition) on a lease for a term of years to be agreed

and contracted out of the security of tenure provisions of the Landlord & Tenant Act.

RENT

£25,000 per annum exclusive.

RATES

The property is entered in the Valuation Office Agency's Rating List at a Rateable Value of £22,000. This is set to increase effective from 01 April 2023 to £32,250.

PLANNING

It is understood that the property benefits from planning consent for a use within Class E of the Town & Country Planning (Use Classes) Order, 1985 (as amended).

Subject to planning, it is considered that it lends itself to use as a warehouse.

SERVICES

All mains services are believed to be connected.

VAT

VAT will **not** be applied to the rent.

POSSESSION

Vacant possession will be given upon satisfactory completion of all legal documentation.

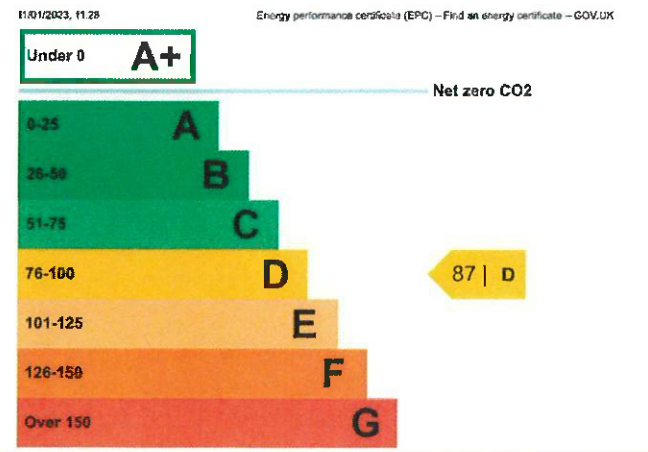
LEGAL COSTS

Each party to bear its own costs.

STAMP DUTY LAND TAX

Potential tenants are advised to seek advice in respect of liability for stamp duty land tax in respect of this transaction.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

Strictly by arrangement with:

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Leicester
LE1 7EA

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www.sturgis-snowandastill.co.uk

Subject to contract

Reference: DGS/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.

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