STURGIS
SNOW & ASTILL
COMMERCIAL PROPERTY CONSULTANTS

# TO LET

## CENTRALLY LOCATED FIRST FLOOR FACTORY/OFFICE ACCOMODATION

**45 BRADGATE STREET**
**LEICESTER**
**LE4 0AW**

- **First floor accommodation in detached commercial property**
- **Fully self-contained**
- **Approx. 339 sqm (3,649 sqft)**
- **uPVC double glazed windows**
- **Electric heating**
- **Allocated parking**

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

Chartered Surveyors, Valuers and Commericial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give nobce 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 property is situated on the north side of Bradgate Street on the corner of, and with return frontage to, Glenbarr Avenue. It is just to the south-east of Blackbird Road which provides easy access to the A50 trunk road leading to the M1 northbound approximately 7 miles away and 3 miles to the southbound junction 21a. The immediate vicinity comprises predominantly industrial buildings.

## DESCRIPTION

The property comprises a purpose-built factory building constructed about fifty years ago of solid brick walls with concrete ground and first floors.

More particularly, the accommodation is at first floor level and is arranged as follows:

- Access is via an internal concrete staircase off the Glenbarr Avenue frontage.
- Male and female toilets at mezzanine level with an additional w/c partitioned off from the kitchen/mess room.
- Currently the space is divided into a number of rooms but they are created from lightweight demountable partitioning which could be removed to provide a large open plan footprint.
- Total floor is approximately 339 sqm (3,649 sqft)

## TENURE

The property is offered to let on a new effectively full repairing and insuring lease for a term of years to be agreed.

## RENT

£19,000 per annum exclusive.

## SERVICE CHARGE

The Tenant will be expected to share the costs of maintaining common parts.

## RATES

The first floor is entered in the Valuation Office Agency's Rating List as Offices & Premises with a Rateable Value of £13,750 effective from 01 April 2023.

## SERVICES

All mains services, with the exception of gas, are believed to be connected.

## VAT

VAT will **not** be payable on the rent.

## POSSESSION

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

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## LEGAL COSTS

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

## STAMP DUTY LAND TAX

Potential purchasers/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 Sturgis Snow and Astill LLP.

**Sturgis Snow and Astill LLP**
**98 New Walk**
**Leicester**
**LE1 7EA**

**Tel: (0116) 2555999**
**e-mail: info@sturgis-snowandastill.co.uk**

**SUBJECT TO CONTRACT**

## 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 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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Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.