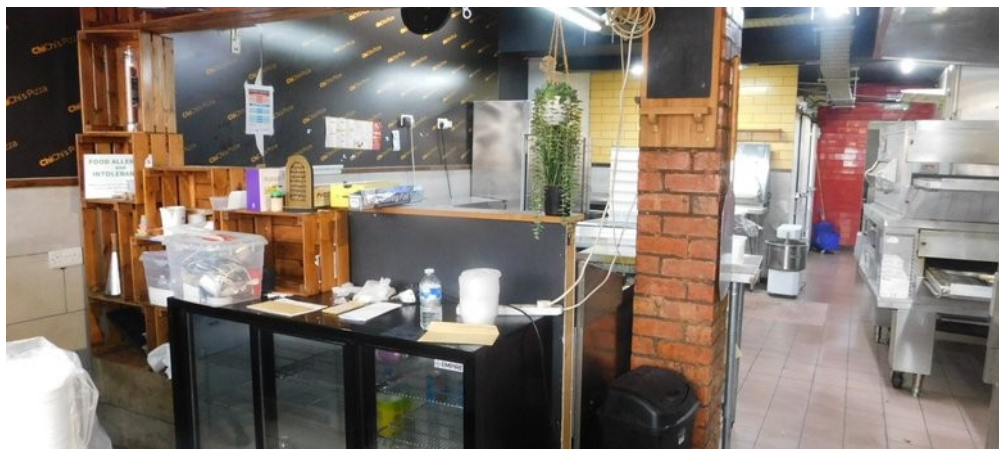




TO LET

199 UPPINGHAM ROAD, LEICESTER, LE5 4BQ

 jarroms



£14,000



1,203 sq ft / 111.8 m²



Location.



Transport links.

LOCATION

Uppingham Road (A47) is the principal arterial road in from the east of the County and the property is situated in a parade of retail units some 2 miles from the City Centre.

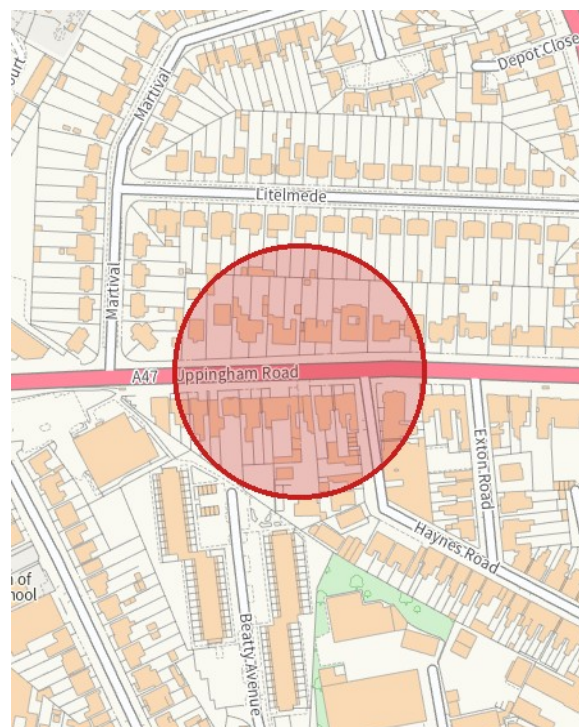
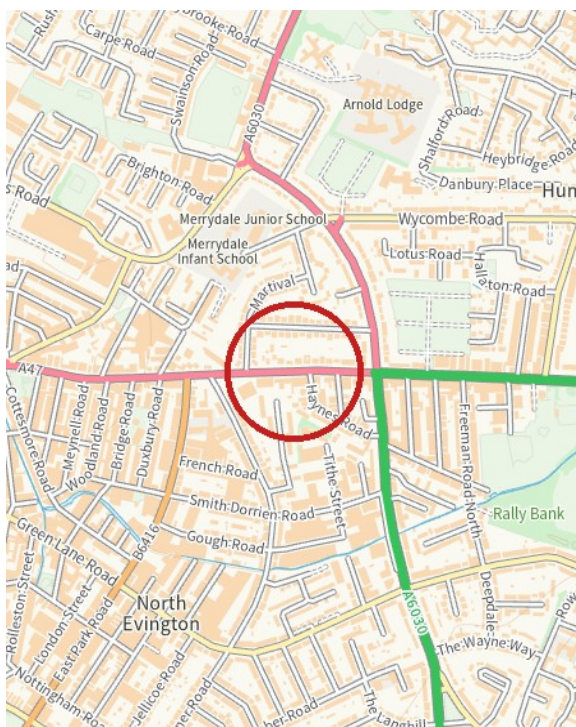
Located on the right-hand side of Uppingham Road (as you leave Leicester) just before the busy Coleman Road junction.

DESCRIPTION

A generous ground floor lock-up shop with storage to the rear, an aluminium shop front and benefitting from some on street parking.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Floor 1	1,203	111.8
TOTAL	1,203	111.8



USER

The premises have an existing use for class E.

SERVICE CHARGE

The Tenant will be required to contribute towards items of common expenditure and buildings insurance.

TERMS

New lease, minimum 3 years.

LEGAL COSTS

Each party will bear their own legal costs incurred in documenting the Lease.

An application fee will be payable in respect of referencing and AML checks.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D 100

UNREPRESENTED PARTIES

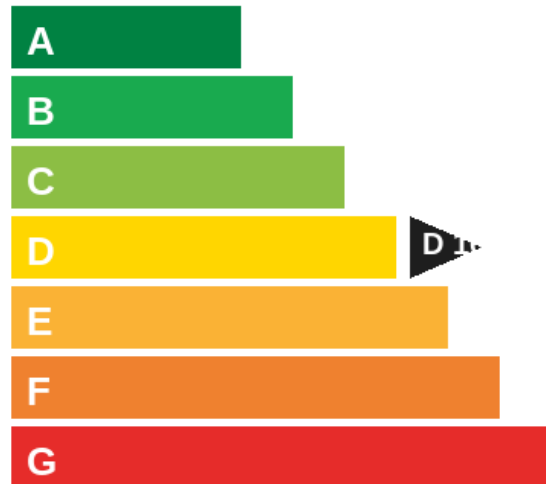
Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

RATING ASSESSMENT

Rateable Value: £20,000

This is an estimate for information only. Interested parties should check with the relevant local authority.

Energy Performance



VIEWINGS

Strictly by appointment with the agents

JARROMS

info@jarroms.co.uk

0116 222 1999

**15 UPPER KING STREET LEICESTER
LE1 6XF**

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are or are intended to be statements or representations of fact or opinion by either the vendor or Jarroms or its employees or agents. Neither Jarroms nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Jarroms will accept no liability for consequential loss arising from these particulars or any negotiations in.