



TO LET

20 KING STREET, ENDERBY, LEICESTERSHIRE, LE19 4NT

 **jarroms**



£800 pcm



LOCATION

Popular village of Enderby, south of Leicester — convenient for the motorway network and Fosse Park.

DESCRIPTION

Mid-terraced house with gas central heating and double glazing. Lounge, dining room, kitchen with fitted units and breakfast bar. Two bedrooms (master with built-in wardrobes). Bathroom with electric shower. Pebbled rear garden with patio.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Floor 1		
TOTAL		



USER

We understand the premises have an existing use — please enquire.

SERVICE CHARGE

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

TERMS

12-month AST. Deposit: £923. Council Tax Band A.

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.

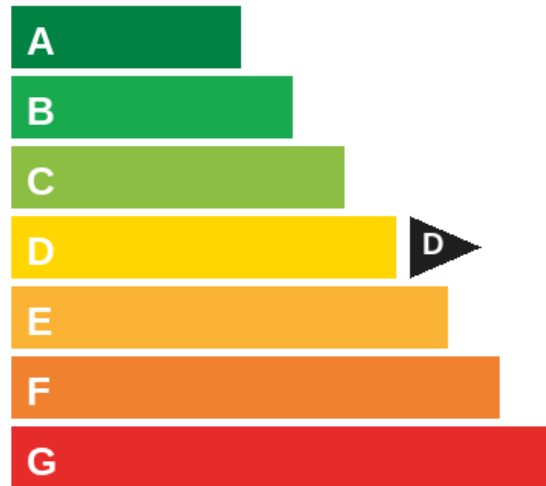
ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D

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.

Energy Performance



VIEWINGS

Strictly by appointment with the agents

JARROMS

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**15 UPPER KING STREET LEICESTER
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