

TO LET

78C THE PARADE, OADBY, LE2 5BF

jarroms







£20,000 p.a.

903 sq ft / 83.9 m²

Prominent position.

High footfall.

Popular location.

LOCATION

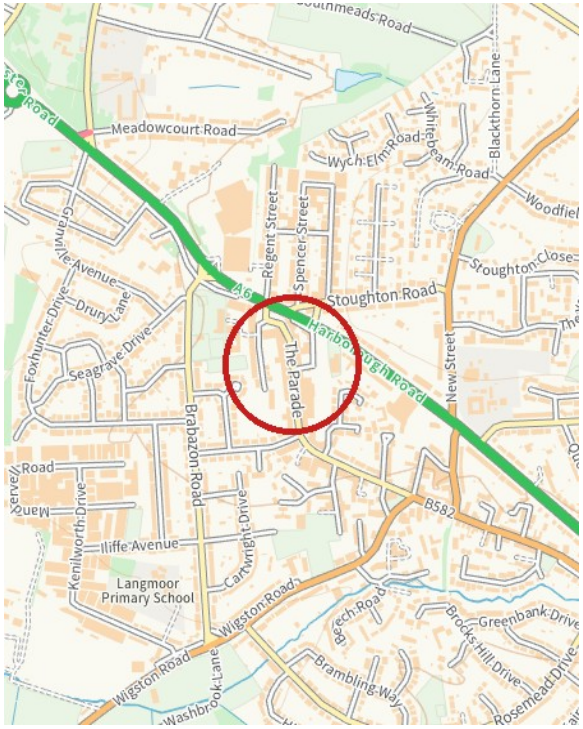
Oadby is a popular suburb 3 miles to the south of Leicester city centre. The Parade is the principal retail location within Oadby and boasts several national retailers including Marks and Spencer, Boots and Costa Coffee.

DESCRIPTION

A mid terrace ground floor retail unit with a largely open plan sales area. To the rear are staff facilities, storage and loading access.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Floor 1	903	83.9
TOTAL	**903**	**83.9**





USER

The premises have an existing use for class Class E.

SERVICE CHARGE

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

TERMS

The premises are available by way of a new lease on terms to be agreed with the Landlord.

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 available on request.

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: £14,500.00

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



VIEWINGS

Strictly by appointment with the agents

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