



99Home Ltd.

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Bed Retail Property In Cyril Street , Leicester, LE3 2FF

£600 Monthly



SHORT DESCRIPTION

Property Ref: 16308 ----- Key features • TO LET - Ground & First Floor Retail Unit • Located off Narborough Road South • Total GIA: 441 SQFT (41 SQM) • Comprises of ground and first floor retail areas. • Previously used as a retail store, tattoo parlour and dog grooming salon under E Class Use Description We are pleased to offer this ground floor and first floor retail unit of approximately 441 sqft (41 sqm). The property includes a WC. The property is suitable for a variety of uses including beauty, aesthetics, office, retail, studio, clinic or consultancy (subject to consent where required) Location The property is situated on Cyril Street, just off Narborough Road South, within a well-established retail parade. Narborough Road is one of Leicester's main arterial routes, providing strong passing traffic. Nearby occupiers include a nail salon, beauty salon, hairdresser, tattoo studio and cake shop. The property is approximately 0.7 miles from Fosse Park Shopping Centre and benefits from unrestricted on-street parking along Cyril Street. Rent £7,200 (per annum exclusive) Equivalent to £600pcm Planning We understand that the property has Class E use with potential for other uses subject to obtaining planning consent. All enquiries regarding planning should be made direct to Leicester City Council planning department. Rateable Value We understand the current rateable value is £2,950, (Interested parties to verify with the Valuation Office Agency). We understand the property may qualify for 100% Small Business Rate Relief. Lease Terms We understand that the premises is available by way of a new lease on a full repairing and insuring basis for a minimum term of 3 years or longer, with annual rent reviews. A rent deposit equivalent to a quarters rent is payable. Legal Costs The ingoing tenant is to be responsible for the landlord's reasonable legal costs for the preparation of the lease. EPC The property EPC is rated D Property Type: Retail Property Full Renting price: £600.00 Pricing Options: Guide Price Council tax band: None EPC rating: D Measurement: 441 sq.ft. Outside Space: Shared Garden Parking: On street Heating Type: Electric Heating Possession of the property: Vacant



Bed Room(s)



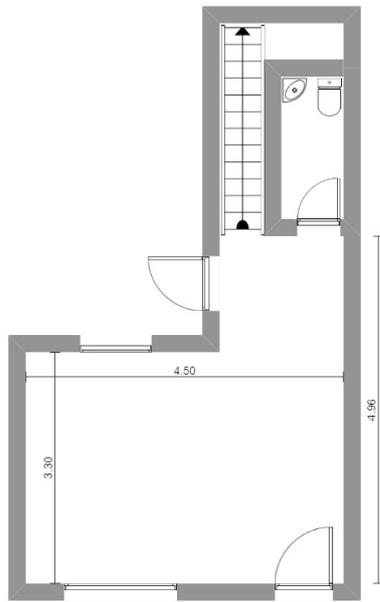
Bath Room(s)



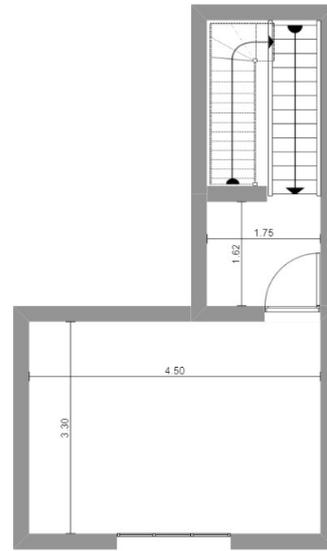
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor



1st floor

EPC GRAPH

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