



Loughborough Road

Belgrave, Leicester

Rental of £10,500 per annum. The current tenant is looking for a premium of £45,000 for all restaurant fixtures and fittings.

An excellent opportunity to rent these A5 Takeaway premises in the Belgrave area.

The property is situated on the Loughborough Road; a busy thoroughfare out of the City to the Loughborough and Birstall areas.

The property comprises a ground floor retail unit with A5 (Hot Food Takeaway) use. Storage space is available in the cellar and the property benefits from gas fired central heating and a rear yard. In addition, there is a one bedroom flat on the first floor which has been let out on a rolling contract at £550 per month (including utility bills).

Ground Floor

Retail Area 29.1sq.m. (313 sq.ft.)

Kitchen 11.5 sq.m. (124 sq.ft.)

Outside W.C.

Cellar 24.9 sq.m. (268 sq.ft.)

Total Net Internal Area 65.5 sq.m. (705 sq.ft.)

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We are advised by Leicester City Council that the ground floor business premises has a rateable value of £5,500. The Uniform Business Rate for 2019/20 is 49.1p in the £.

The incoming tenants will be responsible for paying the landlord's legal expenses. Admin fees of £250 will be payable to commence the reference process.

Strictly by prior appointment with Seths.

Belgrave Office
20 Loughborough Road
Leicester
LE4 5LD

Opening Hours
Mon-Fri: 9am – 5:30pm
Sat: 10am - 1pm

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