



St Michaels Avenue

Corner of Melton Road, Leicester

Price : Rental of £11,950 p.a.

This prominent retail property is situated on the corner of Melton Road and St Michaels Avenue, in the Belgrave area of Leicester.

The accommodation comprises an open plan retail area and store on the ground floor and is perfect for a variety of A1 retail uses.

The property benefits from air conditioning.

Ground Floor

Retail Area 54.7 sq.m. (589 sq.ft.)

Store 1 5.8 sq.m. (62 sq.ft.)

W.C.

Total Net Internal Area = 60.5 sq.m. (651 sq.ft.)

Electricity, water and drainage connection to the premises. Rental of £11,950 p.a. exclusive payable quarterly in advance. The property is available to let on a full repairing and insuring lease for a number of years to be agreed subject to upwards only rent reviews.

We are advised by Leicester City Council that the ground floor of the premises have a current rateable value of £5,200. The Uniform Business Rate for 2020/21 is 49.9p in the £.

The incoming tenants will be responsible for paying the landlord's legal expenses. Admin fees of £250 + VAT (£300), will be payable to Seths to commence the reference process.

Strictly by prior appointment with Seths. Call 0116 266 9977 to book a viewing.

Belgrave Office
20 Loughborough Road
Leicester
LE4 5LD

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

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