



**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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