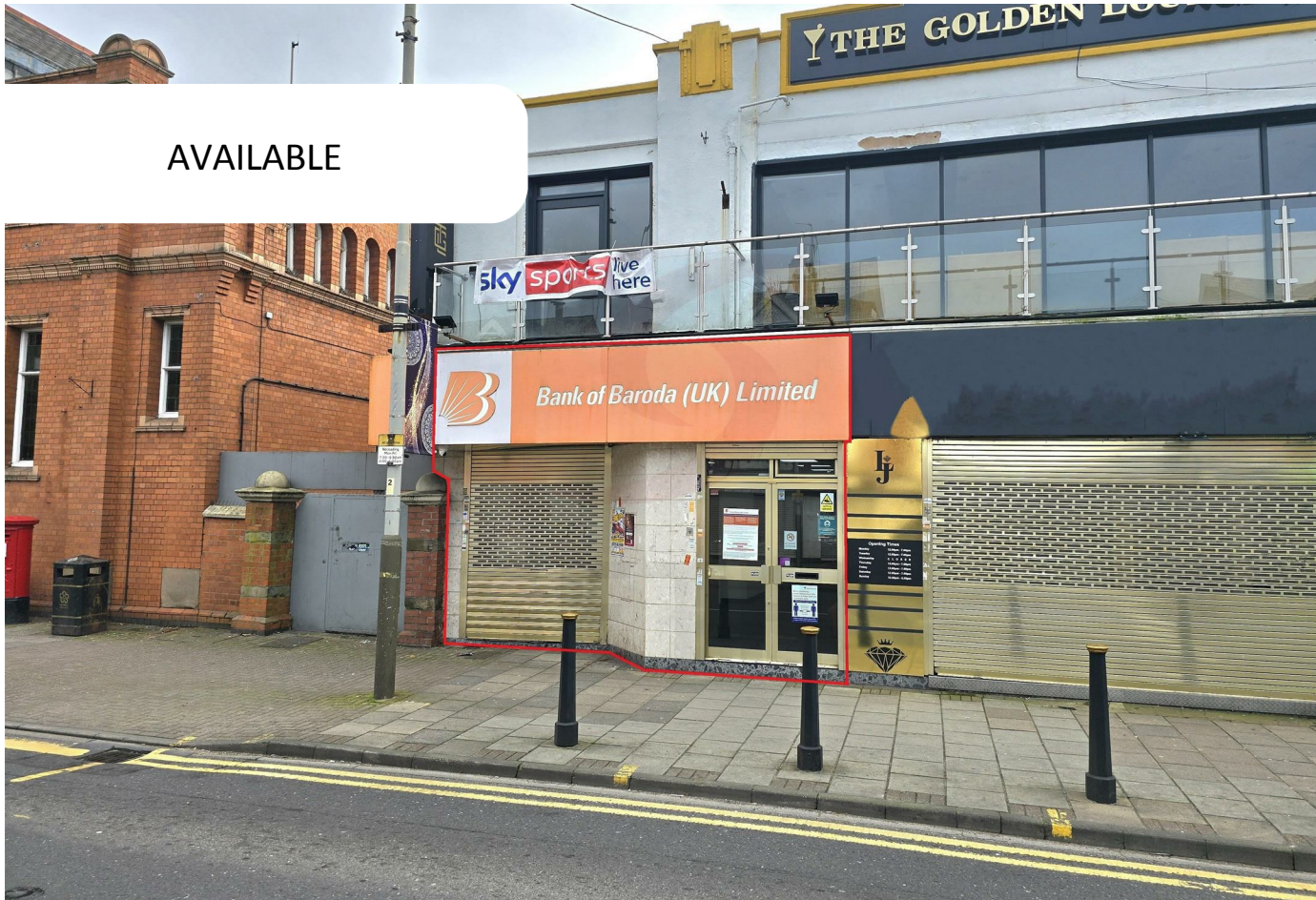


AVAILABLE



A1

**BELGRAVE ROAD
LEICESTER
LE4 6AS**

**£3,333 Per
Month**

FEATURES

- Previously Used as a Bank
- 2 Offices
- Large Back Office
- Kitchen Facilities
- Large Reception Area
- Cashiers Office
- 2 W.C.'s
- Rear Office



SETHS

0 Bedroom A1 located in Leicester

Seths are proud to market this Commercial Premises under "Class E – "Commercial, Business and Service Uses" classification on the heart of Belgrave Road. The premises is situated on the famous Belgrave Road and benefits from heavy footfall.

The premises was previously operating as a Bank and boasts a rough Square Footage of approximately 1122.00sqft.

The Front Door opens into an Open Plan Waiting/Reception Area.

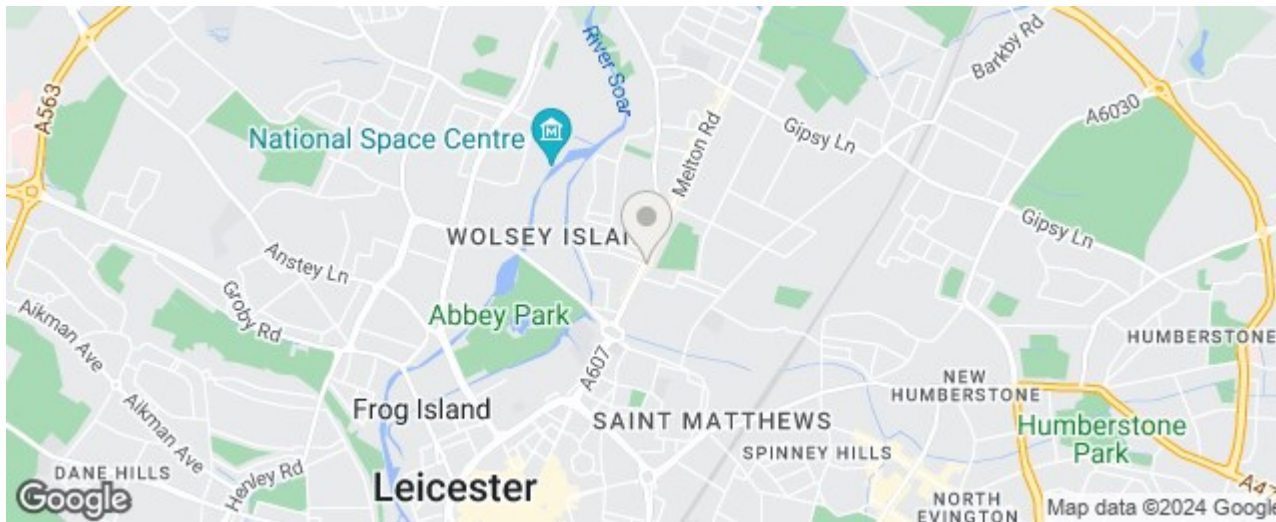
Accessible from the Reception Area is access to 2 Offices, a Large Office to the Rear, Cashiers Office, Kitchen, Rear Office, 2 W.C.'s and a Final Small Storage Room to the Rear.

The premises is conveniently located closed to Transport Links and Shops and Amenities within walking distance.

Water Rates, Electricity, Council Rates and Business Rates all to be paid by the incoming Tenant.

Annual Rent = £40,000 per annum
Deposit = £10,000

*A Non-Refundable Agency Fee of £399.00 + V.A.T to pay for Company Checks/References.



Call us on


0116 266 9977

let@seths.co.uk

www.seths.co.uk

Council Tax Band

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

