



Leicester Road, Narborough, LE19 2DF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£6,000 P.A

- Self Contained
- Two Miles to J21 M1/M69 Motorway
- Rateable Value £7,200
- Central Location
- EPC E
- 66.6m (717 ft2) NIA

A self contained first floor commercial premises. Windows on three sides mean it is well-lit and bright. It has high ceilings and well proportioned rooms. Pay and display parking is available adjacent to the property.

Most recently used as an office, it would also suit a number of alternative uses including but not limited to retail, financial/professional services, indoor sports, medical and nursery usage.

Location

Located in a central position within the well favoured village of Narborough which is six miles from the centre of Leicester.

Fosse Park & Junction 21 of the M1/M69 are two miles distant. Narborough train station is 200m.

Adjacent is a pay and display car park and close local amenities including a post office, optician, pharmacy, nursery school, café & general store.

Services

Gas fired central heating, air conditioning, LED lighting, security alarm. All utilities are separately metered.

Lease Terms

A minimum three year term or multiples thereof is envisioned.

Accommodation

Landing 11.23m² (121 ft²)
Office 1 16.78m² (181 ft²)
Office 2 14.84m² (160 ft²)
Office 3 14.47m² (156 ft²)
Kitchen/Staff room 9.31m² (100 ft²)
Bathroom 5.49m² (59 ft²)
Total NIA 66.6m² (717 ft²)

Business Rates & VAT

Rateable Value £7,200. This is not necessarily what you would pay depending upon your circumstances. 100% business rates relief may be available. Enquiries to Blaby District Council.

The VAT position relating to the property may change without notice.

Viewing

Strictly by prior arrangement with Sheldon Bosley Knight
Commercial: 01789 387882 commercial@sheldonboskeyknight.co.uk

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars:

These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only.

A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

For further information please email commercial@sheldonbosleyknight.co.uk