

## Showroom Unit Available

145 Humberstone Road

Leicester

LE5 3AP



### LOCATION

The property is located on a prominent position on Humberstone Road in close proximity to St George's Retail Park and the junction of Humberstone Road and St Matthews Way. The property is in walking distance to both the City Centre and Leicester train station.

### DESCRIPTION

The property comprises a glazed showroom and secure forecourt area with parking for 10 – 15 vehicles.

Showroom	173 sq m	1,862 sq ft
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### LEASE

An assignment of the current lease expiring 25<sup>th</sup> April 2034. There is also a tenant break clause on 26<sup>th</sup> April 2029 subject to 6 months prior written notice.

### RENT

A passing rent of £27,750 per annum exclusive. The next rent review is due 26<sup>th</sup> April 2024.

### RATES

<b>Rateable Value</b>	£14,750
<b>UBR (23/24)</b>	51.2 p

Interested parties are advised to liaise with the local charging authority (Leicester Council – 0116 454 1012) for verification purposes.

### EPC

Available on request.

### VIEWING

Strictly by sole agents:

Anthony Williams  
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