



RETAIL PROPERTY CONSULTANTS



OADBY 78C THE PARADE, LE2 5BF

LOCATION

The unit occupies a prominent position on the busy Parade of Oadby, a primary retailing suburb of Leicester.

There is a huge variety of retailers nearby including Card Factory, Osbornes Stationary, Holland & Barrett, Specsavers and Boots.

ACCOMMODATION

The unit comprises the following approximate areas:

Floor Area	Sq M	Sq Ft
Ground Floor	73.74	789

RENT

£18,500 per annum exclusive of VAT

LEASE

A new lease for a term to be agreed subject to upward only rent reviews every 5 years.

RATES

Rateable Value: £12, 750

PLANNING

The Unit is suitable for E planning use classes, to include retail, financial and food led operations, enquiries to be made through Leicester City Council 0116 454 1000

EPC

An EPC has been commissioned and is available upon request

VIEWING:

Viewing strictly by prior appointment with the sole agents:

Martin Herbert

0345 900 3907 / 07584 505546
martin.herbert@space-rpc.com

Josh Porter

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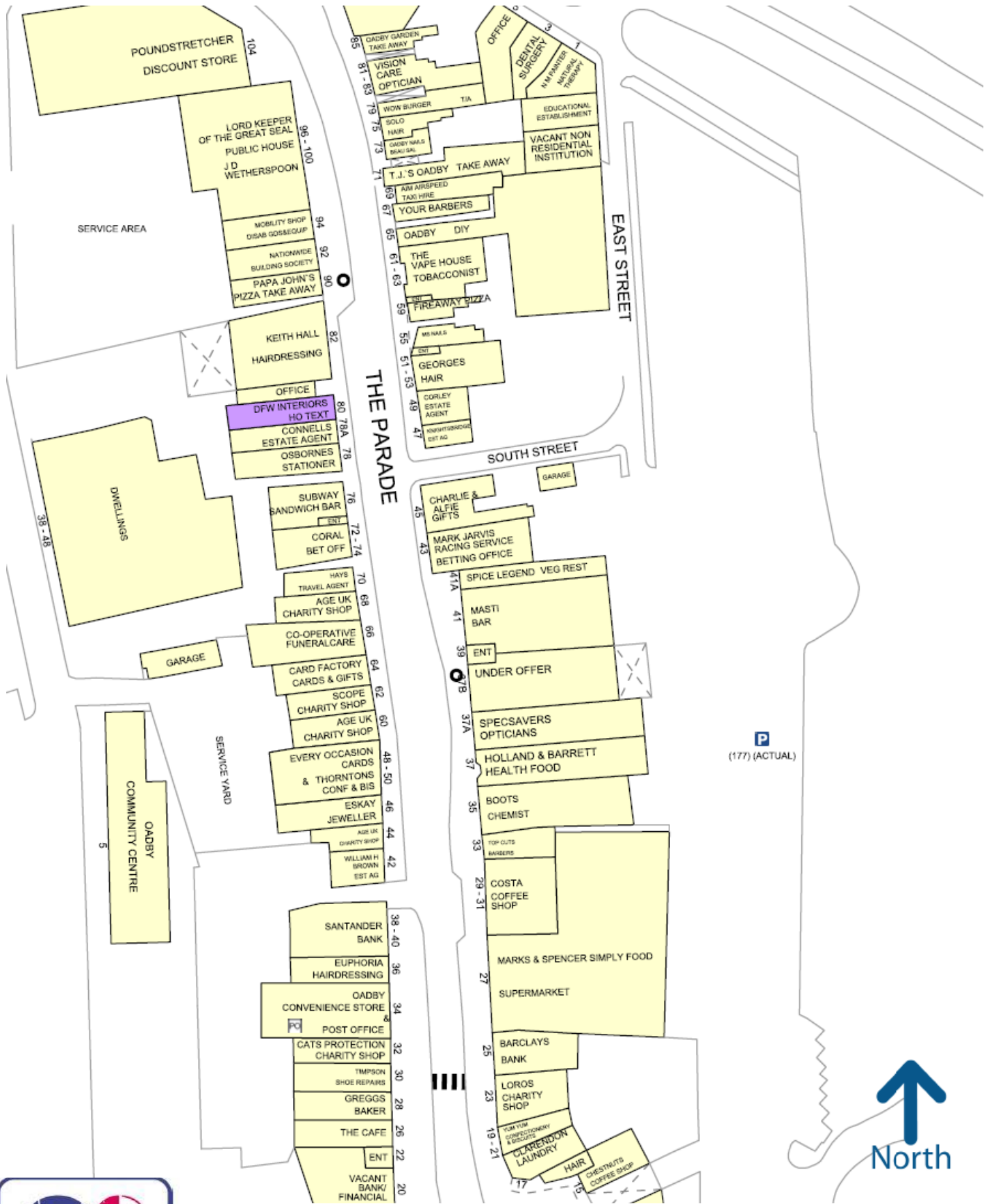
SUBJECT TO CONTRACT

For more information on further properties:

www.space-rpc.com

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