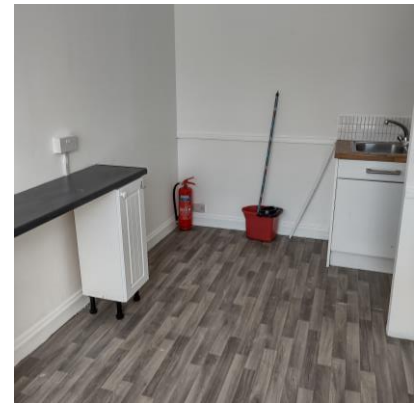




RETAIL PROPERTY CONSULTANTS



## LEICESTER 9, WELFORD ROAD, LEICESTER, LE2 7AD

### LOCATION

Situated in close proximity to Market Street, at the city end of Welford Road, directly opposite to the Mattioli Woods flagship offices on New Walk.

The property fronts Welford Road, leading from Newarke Street, which is the City Centre's main inner ring road. There is public parking immediately to the rear of the property, being Newarke St Car Park.

### DESCRIPTION

The property comprises a well fitted former barbers with a small kitchen sink and toilet located to the rear of the shop.

### ACCOMMODATION

The unit comprises the following approximate area:

Floor Area	Sq M	Sq Ft
Ground Floor	19.1	206

### RENT

£7,200 pa (a single car space immediately to the rear of the property is available for an additional £1,200 pa)

### LEASE

A new lease for a term to be agreed subject to upward only rent reviews every 5<sup>th</sup> year of the term.

### RATEABLE VALUE

£3,800 (It is understood, that properties which fall below a rateable value of £12,000 are exempt from paying business rates)

Interested parties are advised to make their own enquiries with the Local Authority, 0116 454 1000.

### EPC

An EPC has been commissioned and is available upon request

### VIEWING

Viewing strictly by prior appointment with the sole agents:

#### Susan Harrison

0345 900 3909 / 07850 586581  
Susan.harrison@space-rpc.com

#### Josh Porter

0345 900 3904 / 07823 885242  
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June 2021

SUBJECT TO CONTRACT

For more information on further properties:

[www.space-rpc.com](http://www.space-rpc.com)

