



ROADSIDE CLASS E UNIT LEICESTER

UNIT 1, 313 NARBOROUGH ROAD, LEICESTER, LE3 2RB

Location:

The property is located along Narborough Road (A4560) approximately 1.5 miles South West of Leicester City Centre. Narborough Road is one of the main arterial routes into Leicester City Centre and Fosse Park shopping centre. The property benefits from fantastic access to the M1 motorway.

The unit is situated on a corner plot roadside unit, directly adjacent to KFC with its own dedicated access and parking. Nearby occupiers include Ladbrokes, the Post Office, the Co-Operative Food Store, Savers, Domino's, Iceland and Salvation Army, amongst established independent operators.

Lease:

The premises are available by way of a new lease subject to 5 yearly upwards only rent reviews.

Rent:

£75,000 per annum exclusive.

Accommodation:

The unit is arranged over Ground Floor only and has the following approximate gross internal areas:

Ground Floor: 5,118 sq. ft. (475.45 m²)

The premises also benefit from 19 demised car parking spaces, accessible directly from Narborough Road.

Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning permission.



Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

Please contact:

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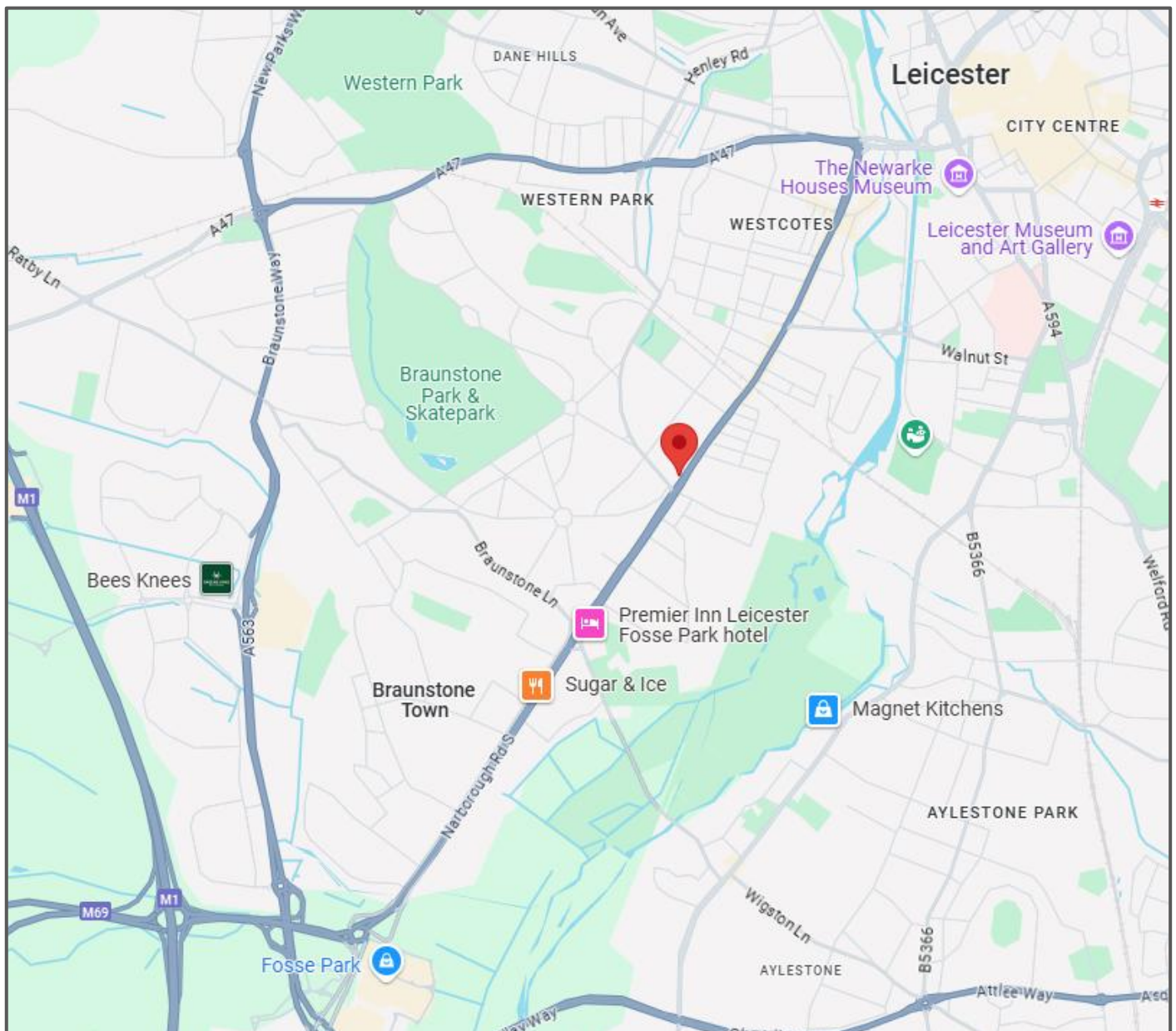
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Location Map:





Proposed Site:

