

## Retail unit in busy parade within Blaby town centre

### Ground Floor Sales 86.77m<sup>2</sup> (934ft<sup>2</sup>)

- Excellent position on Enderby Road
- Stripped out with brand new shopfronts
- Use Class E, suitable for alternative uses (STP)
- Adjacent to principal town car park
- Nearby occupiers include Iceland, Savers, Millington Travel, Insomnia Coffee, Morrisons and Papa Johns
- Rent £19,500 per annum exclusive



**TO LET**



Location



Gallery



Contact





## Location

Blaby is an affluent and busy village in Leicestershire, approximately 5 miles south of Leicester city centre.

Forge Corner occupies a prominent position fronting Enderby Road and Leicester Road and comprises a retail parade of 10 shops with residential accommodation above.

Current occupiers within Forge Corner include Savers, Morrisons Daily, Rainbows Hospice, Your Move and Millington Travel.

Within the town centre there is also a large format Iceland and Aldi.

Blaby's principal pay & display car park is situated to the rear of Forge Corner and there is also 30 minutes free parking on Leicester Road itself.



## The Property

The property is arranged over ground floor, it has been stripped back ready for a tenants fit out. There is a fitted kitchen and WC. To the rear there is a staff car park with space for 1 vehicle.

## EPC

A copy of the EPC is available on request.





## Accommodation

The property provides the following approximate area:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	86.77	934

## Lease Terms

The premises are available by way of a new effective full repairing lease for a term of years to be agreed.

## Rent

The property is available at a quoting rent of:-

**£19,500 per annum**

## Planning

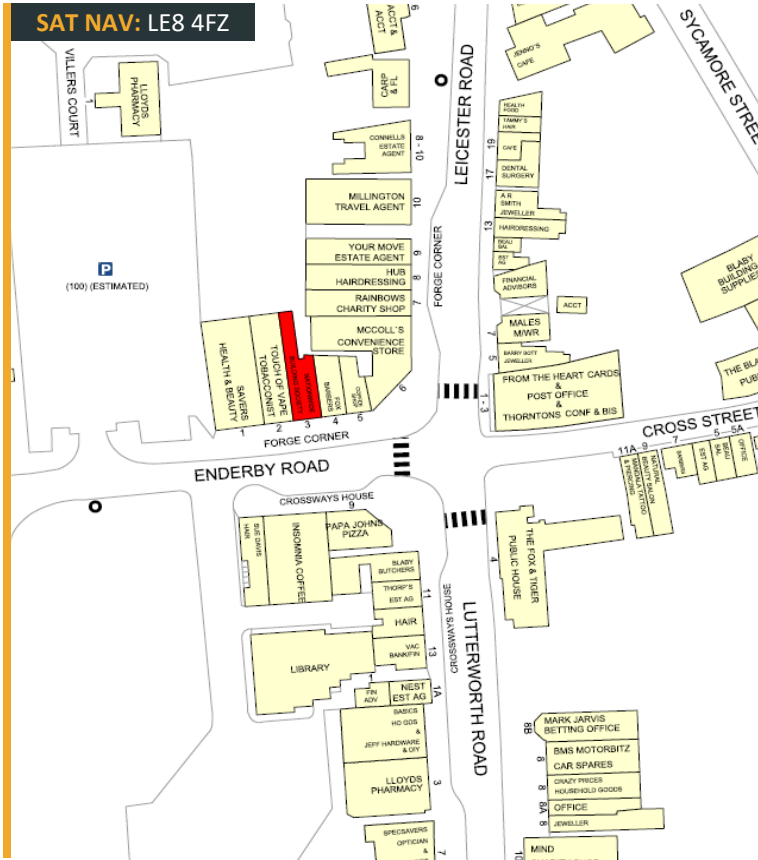
The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## Service Charge

A service charge is applicable for maintenance of the building and communal areas, further details available on request.

## VAT

VAT is applicable at the prevailing rate.



## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Shop & Premises

Rateable Value (2023): £14,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## VAT & Legal Costs

VAT is applicable at the prevailing rate. Each party are to bear their own legal costs incurred.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please click here to read our "Property Misdescriptions Act". E&OE.