

Unit 8 Forge Corner | Enderby Road | Blaby | LE8 4FZ

Prominent retail unit in Blaby town centre

Ground Floor Sales
82.5m² (888ft²)

- Prime position unit within Blaby
- Well presented unit suitable for a variety of uses (subject to planning)
- Adjacent to Blaby's principal car park
- Nearby occupiers include Your Move, Savers, Insomnia Coffee and Millington Travel
- Rent £23,000 per annum



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 and comprises a retail parade of 10 shops with residential accommodation above.

Current occupiers within Forge Corner include Savers, Morrisons Local, Your Move and Millington Travel with a large format Iceland and Aldi within the town centre.

To the rear of Forge Corner is Blaby's principal town car park with other suitable roadside parking available on Leicester Road.

The Property

The property comprises a ground floor retail unit which has last been used as a boutique hair salon.

The internal specification includes wooden flooring, suspended ceiling with recessed LED lighting, a large open plan sales area with staff facilities to the rear. There is loading access from the rear.

EPC

A copy of the EPC is available on request.





Accommodation

The property provides the following approximate area:

Floor	m ²	ft ²
Ground Floor Sales	82.5	888

Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

£23,000 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. This information is for guidance only and all parties should check themselves with the local planning authority.

Service Charge

A service charge is levied for the upkeep and maintenance of the building and the communal areas, further details are available upon request.

