

60 London Road | Leicester | LE2 0QD

Class E unit suitable for restaurant available immediately

373.46m²
(4,020ft²)

- Prominent position on London Road close to Leicester Railway Station
- Ground floor sales 275.91m² (2,970ft²)
- Ground floor ancillary 97.55m² (1,050ft²)
- Parking to the front of the unit
- Adjacent to Jimmy's Killer Prawns and Etc
- Nearby occupiers include Tesco Express, Shimla Pinks, Kobe Sizzlers, Mumbai Inn and Karamay



TO LET



Location



Gallery



Contact



Location

The property is located on the A6 London Road on the south east side of Leicester city centre, a short walk from the Train Station and Granby Street leading to a pedestrianised area of the city centre.

The Property

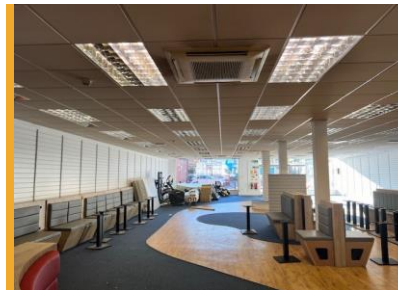
The property is a former retail unit suitable for retail or restaurant use with car parking to the front of the property and rear access for deliveries.

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	275.91	2,970
Ground Floor Ancillary	97.66	1,050
Total	373.46	4,020

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).





Lease Terms

The property is available on an effective full repairing and insuring basis for a term of years to be agreed.

Rent

On application.

Planning

It is understood the property falls within **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.

Business Rates

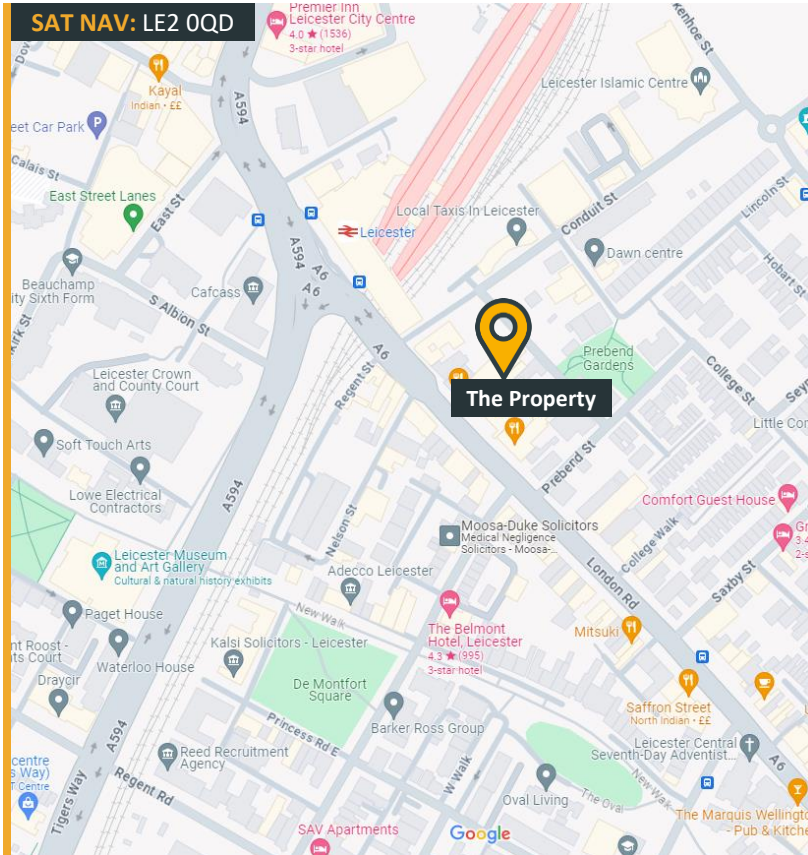
We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (2023): £34,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 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

VAT is applicable at the prevailing rate.



EPC

A copy of the EPC is available on request.

Legal Costs

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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13/02/2024

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.