



TO LET

**658 Aylestone Road, Leicester, LE2
8PR**

Rent: £20,000 per annum

- Ground Floor Retail Premises
- Providing NIA circa 78.9 sq m (849 sq ft) plus WC
- Former Hot Food Takeaway Use in Busy Location
- Double Fronted with Windows to Aylestone Road

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited

62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICSTM
Regulated by RICS

Location

Situated on Aylestone Road to the south of the City and close to the junction with Wigston Lane. The area contains a mix of retail occupiers.

Description

This double fronted retail ground floor property was previously operated as a hot food takeaway and remains part fitted out for this use.

Accommodation

The accommodation briefly comprises: -
Net Internal Area: 78.9 sq m (849 sq ft)
WC

Services

We understand that mains gas, electricity, water and drainage services are connected to the premises.

George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Energy Performance Certificate

A copy of the EPC for the property will be available on request.

Business Rates

According to VOA.gov.uk the current rateable value of the property is listed as £20,500 as Shop and Premises..

Planning

We understand that the premises has planning permission for its existing retail/hot food takeaway use, prospective occupiers should confirm this with the relevant planning authority.

Tenure

The property is on a new lease with terms to be agreed at a commencing rent of £20,000 pa.

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal fees incurred in the transaction.

Value Added Tax

The Landlord reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd
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Rugby CV21 2PS
Tel: 01788 554455
Email: agency@georgeandcompany.co.uk

