

LOCK UP SHOP UNIT

TO LET

5 WOOD STREET EARL SHILTON LEICESTER



• Sales Area 22.9m² (247ft²)

A modern ground floor lock-up shop unit occupying a busy position within the main retail centre of Earl Shilton. Neighboring traders include **Coombs Hampshire Bakery**, **Optivision Opticians**, **Moments Cards and Gifts** (Stationery and Cards) and **Scott Bailey Hair** (Hair Salon). Other retailers nearby include the **Earl Shilton Co-op Foodstore**, **Earl Shilton Post Office** and **National Westminster Bank**.

There is a free public car park nearby with short term on street parking available along the Wood Street/High Street frontages. The premises otherwise lie on a main bus route.

Commercial Property Consultants

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INVESTOR IN PEOPLE



COMMERCIAL

ACCOMMODATION

Net Frontage	4.57m (18' 0")
Shop Depth	7.48m (24' 6")
Sales Area	22.9m ² (247ft ²)
Shared Male and Female WCs	

The accommodation is fitted out to include shop front, wall, ceiling and floor finishes and fluorescent lighting.

NB. All dimensions and floor areas are approximate.

RATING ASSESSMENT

Rateable Value: £5,000

LEASE

The premises are offered to let on a full repairing and insuring form of lease for a term to be agreed based on multiples of three years and with provision for upwards only three yearly rent reviews.

RENT

£4,000 Per Annum Exclusive

COSTS

The ingoing tenant will be required to discharge the landlords reasonable legal costs and disbursements including VAT thereon in connection with the grant of the lease together with the stamp duty payable (if any) on the Counterpart thereof.

VALUE ADDED TAX

All considerations relating to this transaction are expressed exclusive of any Value Added Tax that may be payable.

VIEWING

By arrangement through the Sole Agents.

SJF.UA.5Wood Street 170510
SJF.UA.Amended 110211

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967

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