



# TO LET

652 Aylestone Road, Leicester  
LE2 8PR

Rent: £8,000 per annum exclusive

- Single Storey Retail Unit
- Main Road Location
- Class E Use
- NIA: 33.18 sq m (357 sq ft)

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](mailto:agency@georgeandcompany.co.uk)  
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Registered in England No. 7132697

 **George**  
& company  
chartered surveyors

  
**RICS**<sup>TM</sup>  
Regulated by RICS

## Location

The property is located on the A426 Aylestone Road in Aylestone village, a residential suburb to the southwest of the city of Leicester and to the east of Fosse Park.

## Description

A mid terrace single storey purpose built retail unit of brick construction under a pitched tiled roof. The accommodation is mainly open plan, with a storage area and welfare facilities. The property has been used as a hairdresser for the past 17 years, with the current occupier now retiring.

To the rear is a shared service yard used for bin storage.

## Accommodation

The accommodation briefly comprises:-

Main office:	30.80 sq m	332 sq ft
Store	02.38 sq m	26 sq ft
WC		

## Services

We understand that all mains' 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

The energy efficiency rating is 83(D). A copy of the report is available on request.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Business Rates

The rateable value in the 2017 Rating List is £7,200 and the rates payable for the year 2021/22 are £3,592.80

## Planning

We understand that the premise has planning permission for Class E Use.

## Tenure

Available by way of a new Full Repairing & Insuring lease on terms to be agreed, at a commencing rent of £8,000 per annum exclusive.

## Legal Costs

Each party will be responsible for their own legal costs in the transaction.

## Value Added Tax

VAT will be charge on the rent at the prevailing rate.

## Viewing

Strictly and only by prior arrangement through the sole agents:

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