


*£28,000 per annum*  
*Checkets Road, Leicester, LE4*



-  EXCELLENT RETAIL SPACE
-  PROMINENT LOCATION
-  CARPARK
-  SOUGHT OUT AREA
-  AMPLE STORAGE
-  LOCK UP GARAGE AREA
-  FANTASTIC OPPORTUNITY!!

Oadby Estates are proud to present this fantastic business opportunity in the prominent location of Checkets Road, just off Loughborough Road. This flexible leasehold includes a retail shop with ample parking and open plan storage space. The property consists of a spacious retail unit, staff toilets, kitchen area and large storage areas on both the ground floor and first floor.

The property itself is situated within a very popular area of Leicester and within close proximity to the City's famous Golden Mile.



#### LOCATION

The property is situated approximately 3 miles from Leicester City Centre. Access to the property is via Melton Road or A6 Loughborough Road.

#### ACCOMODATION

The retail premises comprises of:

Area: Internal and External  
Retail area with facilities for food cooler units and fridges.  
Staff toilets  
Kitchen area  
Office Storage Space  
Customer Parking - 20 spaces  
Staff parking - 8 spaces  
Garage

#### RENTAL

Rent: £28,500 per annum exclusive Business Premium: £40,000

#### LEASE

The property is available for rent of £28,000 per annum with a 3 year lease. The Landlord may be willing to sell for the right price. The property may be offered as a going concern with goodwill, fixtures and fittings. We have verbally been informed by the tenant that the Landlord is willing to negotiate a new lease with any interested parties.

#### RATES

We have been advised that the annual rates for the premises for 2011/12 are £4347 per annum. Individual parties should satisfy themselves as to the likely rates payable by contacting the Local Authority.

#### SERVICES

We understand that the property has all mains services connected. It should be noted that Oadby Estates have not tested any of the services and are not able to offer any guarantees in this regard.

#### PLANNING

As advised there is considerable scope for other uses. Interested parties should make their own enquires via the Local Authority.

#### VIEWINGS

Viewing arrangements are to be made with Sole Agents: - Oadby Estates Ltd 5 Stoughton Road Oadby Leicester LE2 4DS Tel: 0116 271 36 00

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.  
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER OADBY ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.