



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£27,000 Per annum

RETAIL UNIT,
COALVILLE | LE67 2BT

- New build property
- Café up to 1,066 sq. ft.

LOCATION

Located south of the popular town of Coalville, just a 5 minute drive from the M1. The property will occupy a central location on this brand new development of residential properties. The property forms part of a wider commercial development providing a convenience store and community facilities.

DESCRIPTION

Retail premises located in a popular location on a new build housing development. Currently under construction, the property will be ready for occupation in 2026 and provides the opportunity to lease a café on a high end new residential development constructed by Davidsons Homes. The adjoining convenience store has been let to a premium supermarket brand.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) basis as defined within the RICS Code of Measuring Practice 6th Edition.

Café - 1,066 sq. ft.

SERVICE CHARGE INFORMATION

A service charge will be levied on a pro rata basis for all commercial properties and community facilities. The costs of the service charge are yet to be calculated.

EPC

An EPC will be provided upon build completion.

TERMS

The Property will be let by way of a new lease on terms to be agreed between the parties.

VAT

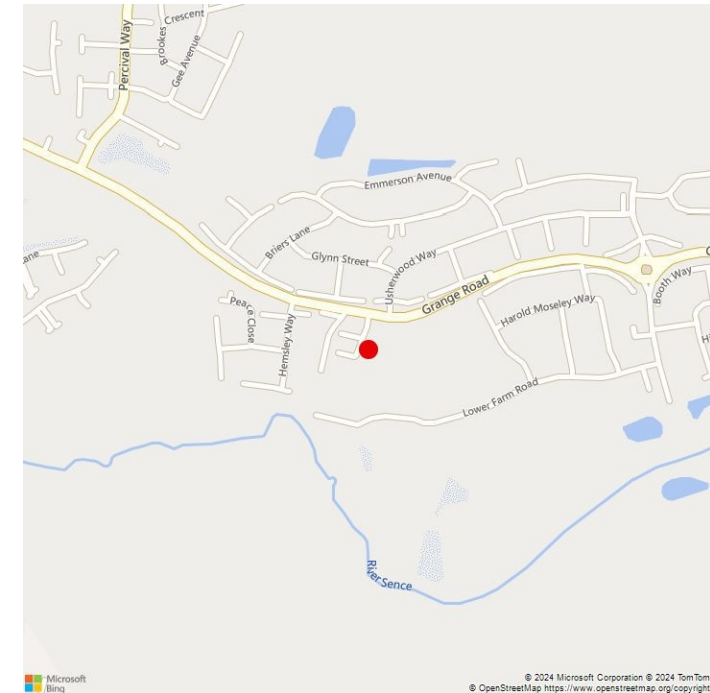
The Property will be opted to tax and therefore VAT is applicable to the Rent.

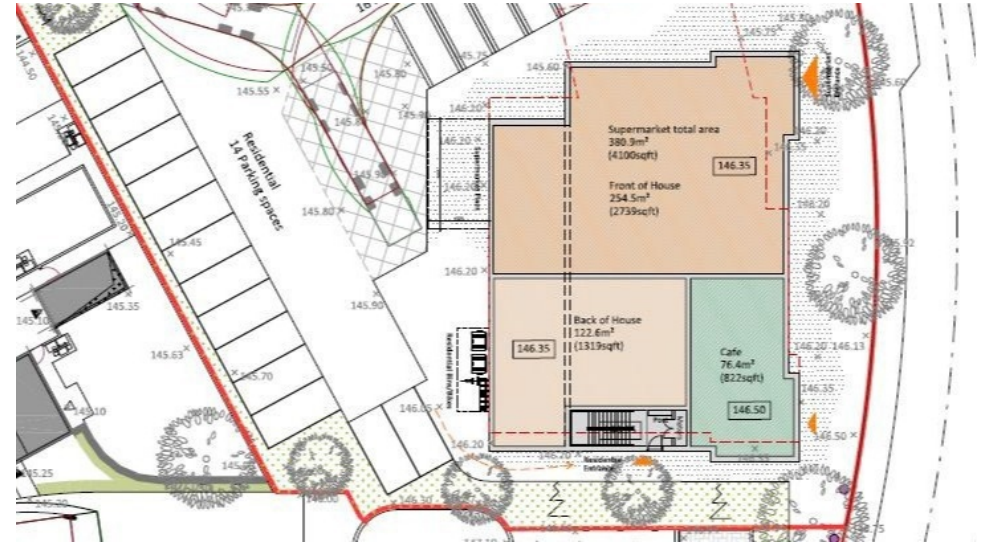
LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated August 2024

