



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

£50,000 Per annum

11 VICTORIA STREET
LEICESTER | LE7 2LE

- Air-Conditioning
- Suspended Ceilings
- Double Glazing
- Three phase electricity

LOCATION

The Property is located approximately 6.6 miles from Leicester City Centre. Syston is conveniently located next to the Western Bypass (A46) which serves to connect the Property with the M1 Motorway and the A46.

DESCRIPTION

The Property is an industrial premises with car park/yard area with additional parking opposite plus a secondary secure car park/compound opposite. The main warehouse and office building is constructed of a mix of two-storey office accommodation and single-storey production space. Additional offices have been constructed within the ground floor area and parts of the original warehouse have been modified to form enclosed print rooms with suspended ceilings and air-conditioning.

ACCOMMODATION

This Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice 6th Edition. Warehouse and Offices 934 Sq. M (10,054 Sq. Ft) 1st Floor Office 112 Sq. M (1,205 Sq. Ft) Secondary Building 33 Sq. M (355 Sq. Ft) Total GIA = 1,079 Sq. M (11,614 Sq. Ft)

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £31,000.00. Interested parties are advised to speak with the Local District Council for further information.

EPC

11 Victoria Street has an EPC rating of C-75.

TERMS

Property is available to let on terms to be agreed. Please note there is a self-contained Small Workshop building currently sublet under a six year lease expiring on 7th August 2029. This building could be included within a new letting of the main building by separate negotiation. Further details available upon request.

VAT

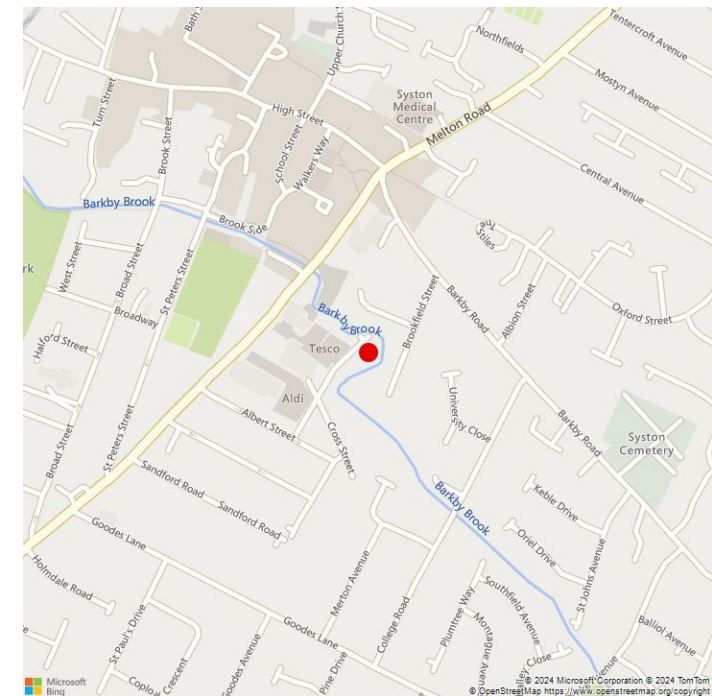
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

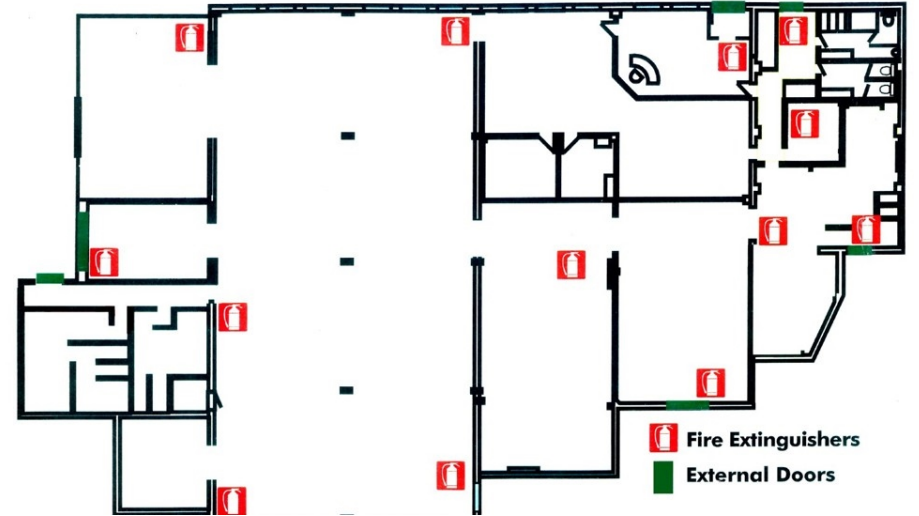
LEGAL COSTS

Each party to bear their own legal costs in preparation of the Sale.

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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