

**MATHER
JAMIE**

01509 233433

Ground Floor
928 Melton Road
Thurmaston
Leicester
LE4 8GR

TO LET
£6,750 pax



Photo taken July 2023

**Ground Floor Lock-Up Retail /
Office Premises**

29.72 sq m (320 sq ft)

Ground Floor, 928 Melton Road, Thurmaston, Leics, LE4 8GR

DESCRIPTION

The property provides a recently refurbished ground floor lock-up retail / office premises with a UPVC double glazed frontage benefiting from a roller shutter door, suspended ceiling, inset LED lighting in part, kitchenette and shared WC with the neighbouring occupier.

Externally, to the front of the property, there is a shared car park.

ACCOMMODATION

Retail / Office Area	23.78 sq m	(256 sq ft)
Kitchenette	5.94 sq m	(64 sq ft)
Total NIA	29.72 sq m	(320 sq ft)

TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

£6,750 (six thousand seven hundred and fifty pounds) per annum exclusive.

VAT

VAT is currently not charged on the rent, however the Landlord reserves the right to do so if necessary.



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BUSINESS RATES

Local Authority: Charnwood
Period: 2025/2026
Rateable Value: £5,300

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 60 within Band C. The EPC is valid until 15 March 2032.

PLANNING

We understand the premises have established use under Class E of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.



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OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.



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LOCATION

The subject property is located on Britannia Way which is positioned just off Melton Road in Thurmaston, close to the major junction at the A607 and B667 Thurmaston Retail Park roundabout with superb access to the A46 Leicester western bypass providing access north, side and to the wider Leicester conurbation.



what3words:

///boat.adopt.lamp



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations