

**MATHER
JAMIE**

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275 Abbey Lane
Leicester
Leics
LE4 5QH

TO LET
£45,000 pax

Available due to relocation



**Substantial Showroom &
Ancillary Workshops**

537.55 sq m (5,786 sq ft)

275 Abbey Lane, Leicester, Leics, LE4 5QH

DESCRIPTION

The subject property comprises a prominent showroom/retail unit with ancillary workshop, stores and workshop bays, with vehicle access and parking from both Abbey Lane and Beaumanor Road.

The frontage to Abbey Lane provides a substantial fully-glazed showroom, with return frontage leading to a well-fitted showroom benefiting from tiled flooring, suspended ceilings and inset lighting.

The ground floor comprises a retail sales area, ancillary staff space, workshop, store and WC with first floor providing offices. To the rear is a wash bay and workshop with steel roller shutter loading access from Beaumanor Road.

Externally there is parking and display frontage to Abbey Lane with dedicated parking.

To the side of the main workshop is shared parking with the adjoining Greggs unit.

RENT

£45,000 (forty five thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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ACCOMMODATION

Ground Floor		
Showroom	235.5 sq m	(2,535 sq ft)
Ancillary Office Area	14.62 sq m	(157 sq ft)
WC		
Workshop	61.02 sq m	(657 sq ft)
Loading Bay	43.26 sq m	(466 sq ft)
Rear Wash bay/Workshop (access from Beaumanor Road)	114.29 sq m	(1,230 sq ft)
Total GIA	468.69 sq m	(5,045 sq ft)
First Floor		
Office (above 275 Abbey Lane)	42.13 sq m	(453 sq ft)
Rear Office (above 100 Beaumanor Road)	26.73 sq m	(288 sq ft)
Total GIA	68.86 sq m	(741 sq ft)
Total GIA	537.55 sq m	(5,786 sq ft)

ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

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TENURE

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

BUSINESS RATES

The property is currently assessed under two rating assessments. A single occupier of the whole will need to have the business rates reassessed as a single unit.

Local Authority: City of Leicester
Period: 2024/2025

275 Abbey Lane
Rateable Value: £30,750

100 Beaumanor Road
Rateable Value: £6,600

LEGAL COSTS

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

PLANNING

We understand the premises have established use for motor trade and workshops under Class Sui Generis 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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Beaumanor Road Frontage

275 Abbey Lane, Leicester, Leics, LE4 5QH

LOCATION

Highly prominent showroom/potential trade counter premises fronting Abbey Lane in Leicester, close to its junction with Wade Street and Corporation Road.

The property benefits from vehicle access from both Beaumanor Road and Abbey Lane with on-site parking.

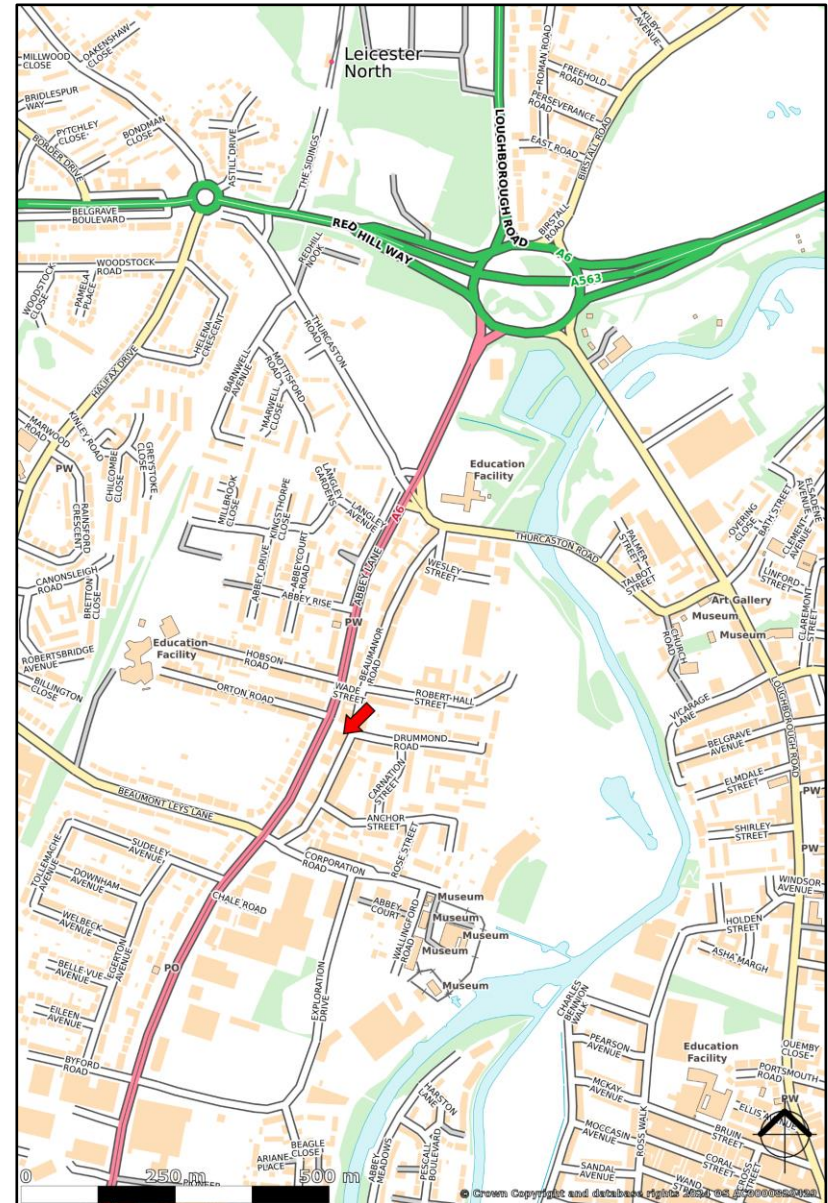
Abbey Lane is one of the primary link roads from the north of Leicester into the city.

Nearby occupiers include Greggs and Kwik-Fit.



what3words:

///energetic.pigs.steer



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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