



TO LET

Retail unit

653 sq.ft

(61 sq.m)

- Excellent position on Enderby Road
- Nearby occupiers include Iceland, Savers, Millington Travel and Your Move
- Adjacent to town car park
- Use Class E

Unit 3 Forge Corner, Enderby Road, Blaby, LE8 4FZ

LCP

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	653	61
TOTAL	653	61

Description

The property comprises of a ground floor only lock up shop with rear servicing. There is some additional parking to the front.

Rent

POA.

Rates

Rateable value of £14,250. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge of £819 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

The property is categorised as Use Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym..



Location

Blaby is an affluent and busy village in Leicestershire, approximately 5 miles south of Leicester city centre.

Forge Corner occupies a prominent position fronting Enderby Road and Leicester Road and comprises a retail parade of 10 shops with residential accommodation above.

Current occupiers within Forge Corner include Savers, McColls, Rainbows Hospice, Hub Hairdressing, Your Move and Millington Travel.

Within the town centre there is also a large format Iceland and Aldi. Blaby's principal pay & display car park is situated to the rear of Forge Corner and there is also 30 minutes free parking on Leicester Road itself.

Viewing

Strictly via prior appointment with the appointed agents:



Oliver Marshall 07887 787885
oliver@fhp.co.uk

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Owned and Managed by



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