

LEICESTER – 67-73 Southfields Drive, LE2 6QT Highly Prominent Roadside Retail Showroom



- **Prominent Retail Showroom in established roadside retail area.**
- **6,333 sq ft (588 sq m) unit with extensive frontage.**
- **Situated with high visibility to Outer Ring Road.**
- **Assignment of Existing Lease or New Sublease potentially available.**
- **Suitable for a variety of uses, STP.**

Location

The property is located on Southfields Drive within a local parade of shops facing onto the A563 Attlee Way, which forms part of the Outer Ring Road, between its junctions at Windley Road and Saffron Lane.

The property lies 3.5 miles south of Leicester City Centre, and 3 miles east of Junction 21 of the M1 and the Fosse Shopping Park.

Southfields Drive is effectively a service road providing access to the properties and on street customer parking.

The immediate vicinity provides a mix of mainly local retailers and occupiers, as well as dense residential housing.

Description

The property comprises a prominent and substantial retail unit on ground floor with ancillary staff accommodation and WCs.

There are storage areas at ground floor to the rear of the retail area with a restricted head-height mezzanine floor level offering additional storage space.

Servicing is via a roller shutter door into the rear storage area, accessed by a side alleyway off Southfields Drive.

Accommodation

The unit provides the following approximate floor areas on a GIA basis:

GF Sales	385.90 sq m	4,154 sq ft
GF Storage	87.80 sq m	945 sq ft
GF Store & Freezer	19.90 sq m	214 sq ft
GF Prep	11.90 sq m	128 sq ft
TOTAL GF AREA	505.50 sq m	5,441 sq ft
Mezzanine Storage	68.90 sq m	742 sq ft
Mezzanine Office	13.90 sq m	150 sq ft
TOTAL MEZZ AREA	82.80 sq m	892 sq ft
OVERALL TOTAL AREA	588.30 sq m	6,333 sq ft

Business Rates

We understand from the VOA website and verbal enquiries of the Local Authority that the premises are assessed as follows:

Description:	Shop and Premises
Rateable Value:	£38,000
Rates Payable 17/18:	£18,202

NB: Interested parties must rely on their own enquiries.

Planning

We understand that the premises have consent for Class A1 Retail Use.

Alternative uses may be acceptable, although interested parties should rely on their own enquiries of the Planning Department at Leicester City Council.

Lease

The property is held by way of a Lease for a term of 25 years from 19 July 2006, which is due to expire on 18 July 2031, at a current passing rent of £40,000 pa, subject to 5 yearly upward only rent reviews to Open Market Value throughout the remainder of the term.

Terms

The property is available by way of an assignment of the existing Lease.

Alternatively, consideration will be given to a new sub-lease on terms to be agreed.

VAT

All figures are exclusive of VAT unless otherwise stated.

EPC

The property has an Energy Performance Asset Rating of C56. A copy of the Certificate & Recommendation Report is available on request.

Viewing/Information

Charles Trafford

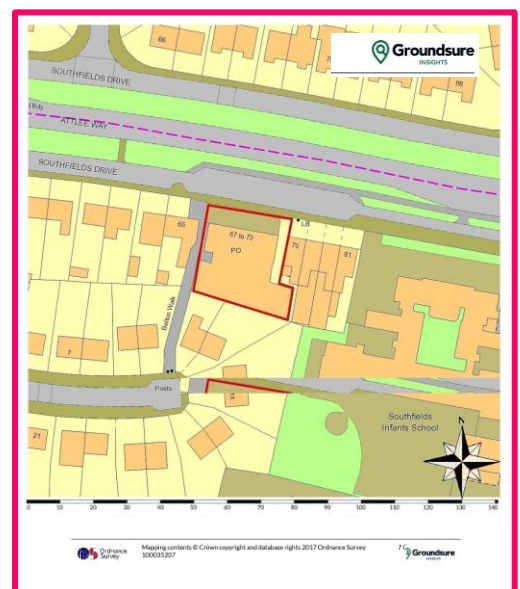
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Date

April 2017



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