

# TO LET

Ground floor lock-up shop  
Excellent prominent location

**LEICESTER**  
**16 ALLANDALE ROAD**

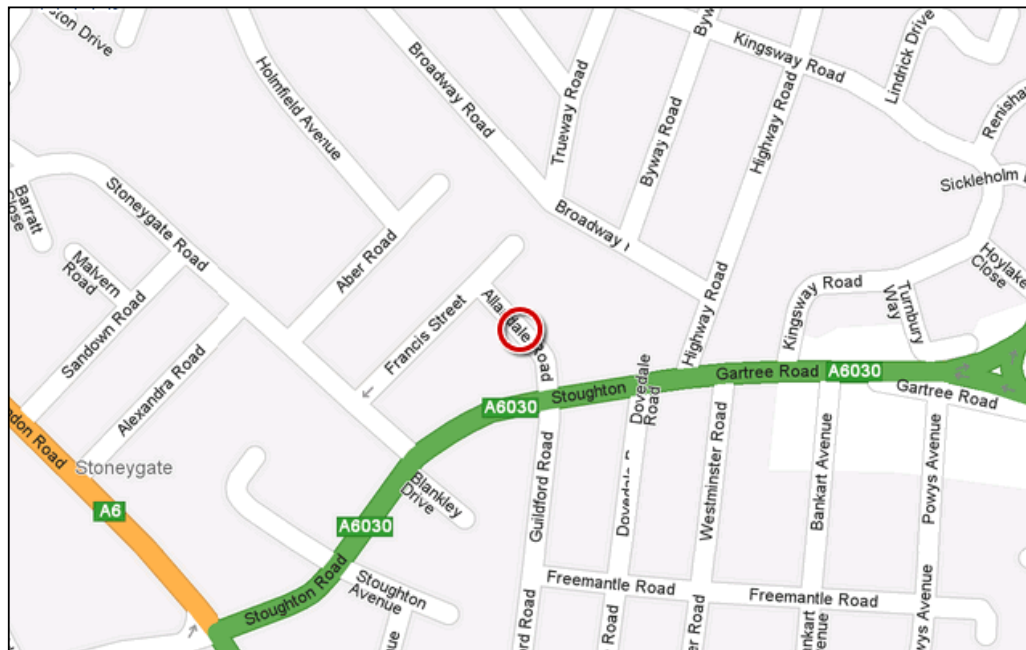


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**Location:** Allandale Road is arguably the prime suburban retail pitch in Leicester offering a wide variety of high quality shops and services. Allandale Road is one-way with on-street parking on both sides of the carriageway and feeds into Francis Street which has grown in recent years to compliment Allandale Road as a desirable retail street.

**Accommodation:** The property is a two-storey terraced. The shop front is of standard design with large virtually full height display window and offset door. The accommodation is divided into three distinct areas. The front comprising approximately 420 sq. ft reflects previous use as a ladies hairdresser with individual stations round the walls, reception etc. There are two radiators heating the space and a floor mounted hatch, giving access to the cellar. There are steps down to the rear section of the salon (372 sq. ft.), which is deeper but less wide than the front section. This area is largely set out catering for washing and drying. Again there are two panel radiators. At the rear are two w/c's and a staff area accessed off a lobby, which in turn grants access to the rear yard. Under the front section and accessed for practical purposes from the rear yard, the cellar is of reduced height but quite dry and was used by the previous occupier for storage.

- Rates:** Rateable value is £9,000 and rates payable for the current year are £4,158 (based on verbal advice from Leicester City Council).
- Tenure:** Available with vacant possession. A new lease to be drawn up for a term not less than 3 years on essentially full repairing and insuring terms.
- Tenancy Offer:** Rental of £19,950 per annum exclusive. In addition there is an annual charge amounting to 5% plus VAT on the rent as a management charge, to cover landlords costs administering the Building of which the shop forms part. The tenant will be responsible for the interior of the property and the shop front, as well as a proportion of landlords expenditure on the exterior and for buildings insurance.
- Legal Costs:** The tenant is to be responsible for the landlords legal costs and stamp duty in connection with preparation of the lease.
- Viewing:** Strictly through landlords agents, please contact 01572 822791, for further information.



These particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute an offer or a contract, nor shall they constitute any representation of fact or warranty in relation to the property.