



LEICESTER

16 ALLANDALE ROAD
LE2 2DA

LOCATION

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

ACCOMMODATION

Shop front has virtually full height display window and offset door. Divided into three distinct areas. The front is approx 420 sq ft reflecting previous use as ladies hairdresser with individual stations around walls. Steps lead to rear area of 372 sq ft, beyond which there are two W/C's and a staff area off a lobby area leading to rear yard. There is a cellar accessed from this yard and via floor hatch in front section. There are two panel radiators in both front and rear areas.

TENURE

Available with vacant possession.
On a new lease of not less than 3 years on essentially FRI terms.

TO LET LOCK UP SHOP

RENT

£14,000 p.a.

RATES

Rateable Value: £9,000
Rates Payable: £4,158 (2008/2009)
(through verbal enquiries to Leicester City Council)

LEGAL COSTS

The new tenant 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.

Energy Performance Certificate (EPC)
Available on request.

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