



COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976

4 WOODGATE, ROTHLEY, LE7 7LJ

LOCATION

Occupying an excellent position within the established retail centre of this sought after Leicester village.

ACCOMMODATION

A ground floor shop with nice wide display frontage to Woodgate comprising in total 402 sq. ft- 37.34 sq. m. Fully self-contained with comfort heating/cooling

TENURE

Available to let for a minimum of 5 years. Tenant to be responsible for the interior and all doors and windows that serve solely the demise. Tenant will be required to pay 50% of the Landlord's costs of managing the Building, of insuring the Building on an annual basis, and of any works of repair/maintenance the landlord may have to carry out to the retained portion of the Building.

TO LET LOCK-UP SHOP

RENTAL

An annual rental of £12,000 pa payable quarterly in advance.

RATEABLE VALUE

Assessed at £10,500 for the current year. May be eligible for Small Business Rates Relief (via Charnwood Borough Council).

LEGAL COSTS

The Tenant will be responsible for a proportion of the Landlords costs in preparation of the lease, that proportion being £750 plus VAT.

VIEWING

Strictly through Landlords agents, please contact 01572 822791 for further information.

Energy Performance Certificate (EPC)
Available on request.

Misrepresentation Act: These particulars have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded.