



CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS

ESTABLISHED 1976

REGULATED BY THE RICS

COALVILLE 4 BELVOIR ROAD LE67 3PE

LOCATION

The subject property is located on Belvoir Road almost opposite the entrance to the Belvoir Shopping Centre.

ACCOMMODATION

The shop offers good clear accommodation of about 1400 ft²

TENURE

Available on a new 10 year lease on effective Full Repairing and Insuring terms. Subject to five yearly upwards only rent reviews.

SHOP TO LET

RENT

£19,500 pa

RATES

Rateable Value: £17,000

Rates Payable: £8,347 pa (2019/2020)

(through enquiries to North West Leicestershire Council).

May qualify for 50% Rates relief.

LEGAL COSTS

The new tenant to be responsible for the landlord's legal costs in connection with preparation of the lease.

VIEWING

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

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