WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030
Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£12,000 Per annum

GROUND FLOOR THE PARADE, 3
NEEDHAM AVENUE
LEICESTER | LE2 9JW

- Ample Parking
- Ground Floor Retail Premises
- Attractive Fascia
- Glazed Frontage

LOCATION

The ground floor retail unit forms part of an established parade at the entrance to Needham Avenue, which is located just off the A426 Leicester Road. The location provides excellent access to the motorway network at J21, which is approximately 3 miles to the north-west via the A563 Soar Valley Way.

DESCRIPTION

The ground floor retail unit comprises a glazed frontage, with a recessed entrance, and well presented signage opportunities. The property benefits from a spacious seating/sales area, WC facilities, kitchen/coffee station, and garden to the rear. There is ample street parking in the area. There is an opportunity to take it over as a café premises, but it is suitable for all retail operators that fall under Use Class E, as well as an office, or professional services.

ACCOMMODATION

The property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.
The NIA is sq.ft (sq.m).

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value of £5,900. At this level occupiers may benefit from an element of Small Business Rates Relief but interested parties are advised to speak with the Local District Council for further information.

EPC

The property has an EPC of B. A copy of the certificate is available upon request.

TERMS

Please contact the Agent to discuss the pricing on this property.

VAT

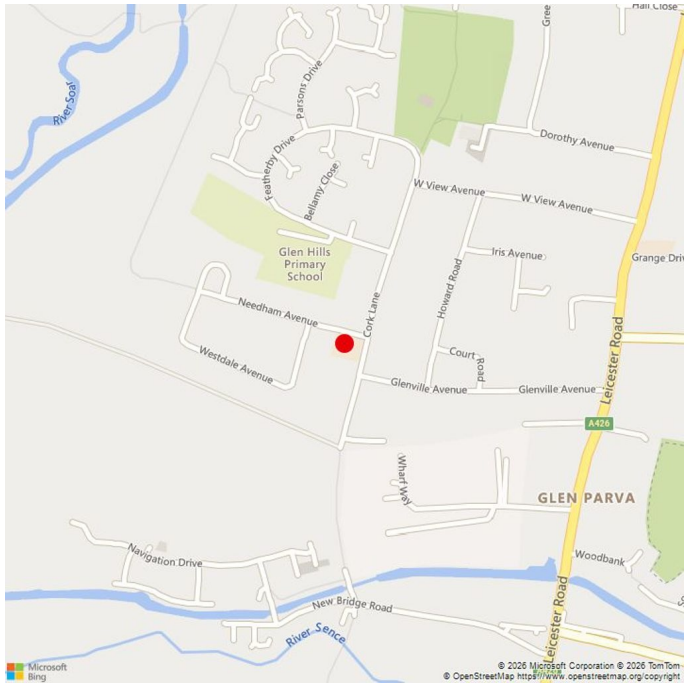
The property is not opted to tax and therefore VAT is not applicable to the rent.

LEGAL COSTS

Each Party to cover their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.











SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars Dated September 2026