



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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



TO LET

£12,000 Per annum

9 LEICESTER ROAD
NARBOROUGH | LE19 2HL

- Available October 2025
- Two-storey Property
- Close to Public Car Park

LOCATION

The Property is located in the centre of Narborough with convenient access to local amenities and public transport.

Narborough is a large village in the Blaby district of Leicestershire, England, around six miles southwest of Leicester. There is a public car park opposite the salon and some on-street parking.

DESCRIPTION

The Property is arranged over two floors and is currently let as a beauty salon with private treatment rooms, two on the ground floor and a further room on the first floor.

The ground floor also has a main reception/retail area, storage cupboard, kitchenette and WC facilities.

Large display windows offer high visibility and natural light into the space, the interior is modern and features high ceilings and clean finishes.

The Property also benefits from air-conditioning and secondary double-glazing.

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 543 sq ft (50.45 sq m).

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £8,900. At this level, occupiers may benefit from an element of Small Business Rates Relief. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of D. A Copy of the certificate is available upon request.

TERMS

The Property is available by way of a new lease on terms to be agreed.

VAT

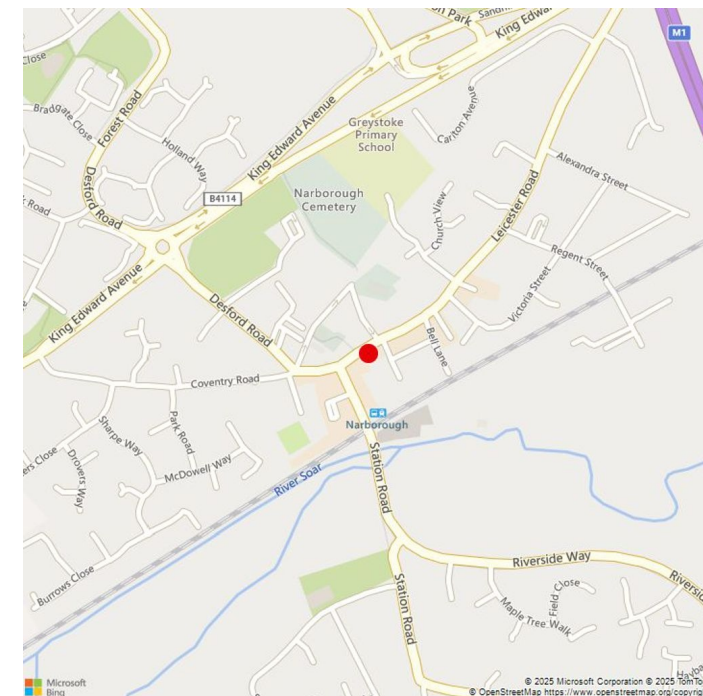
The Property is not opted to tax and therefore VAT is not applicable to the rent quoted.

LEGAL COSTS

Each Party to bear 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 to you 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.





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