



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 establish parade at the entrance to Needham Avenue, which is located just of 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

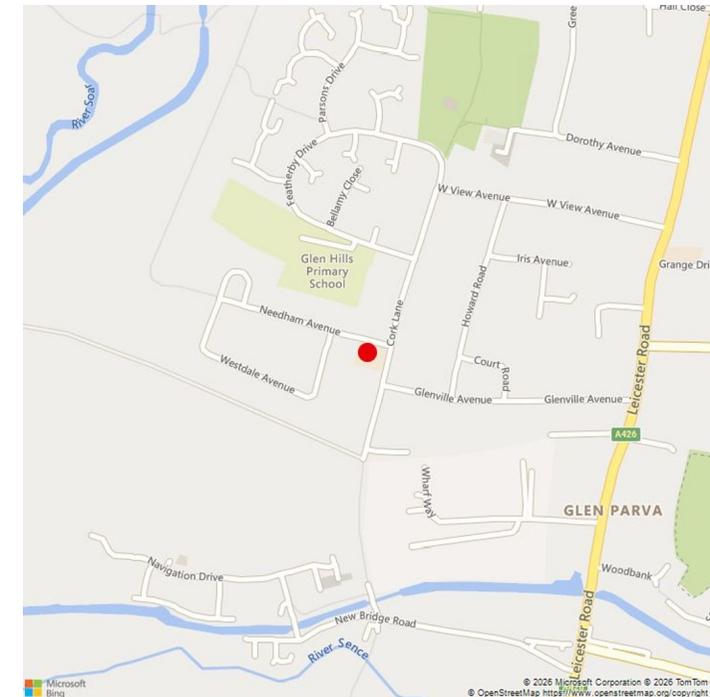
The Property is not opted to tax and therefore VAT is not applicable to the rent.

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 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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