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## 31a London Road, Oadby, LE2 5DL

### Modern Retail Unit To Let

## TO LET

### Ground Unit

**Size:** 292.78 sqft (27.20 sqm) | **Rent:** £8,000 Per Annum

- Modern retail unit to let
- New wooden flooring
- Electric storage heating
- Prominent frontage onto London Road
- Kitchenette & WC
- Ready for immediate occupation

### LOCATION:

The property benefits from prominent frontage onto London Road which leads onto The Parade within Oadby town centre. The space is nearby to local amenities and is located approximately a 10 minute drive from Leicester City Centre. Nearby occupiers include AJ Adkinson & Son, Fox E R & Son, Michael John Flooring, EAS Windows, Newton Fallowell and Lloyds Pharmacy.

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## 31a London Road, Oadby, LE2 5DL

### DESCRIPTION:

Modern retail unit to let in prominent location within Oadby town centre. The property benefits from frontage onto London Road leading onto The Parade. Internally the property is in modern condition and benefits from wooden flooring, LED strip lighting, electric storage heating, kitchenette and WC. The space is ready for immediate occupation as is suitable for a variety of uses including B1a, A3 or A4 (STP).

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Floor Area	292.78	27.20
<b>TOTAL</b>	<b>292.78 sqft</b>	<b>27.20 sqm</b>

### TENURE:

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

**RENT:** £8,000 Per Annum

**SERVICE CHARGE:** N/A

**VAT:** We understand the property is elected for VAT.

**RATEABLE VALUE:** TBC

**EPC:** Available upon request.

**LEGAL COSTS:** Each party will be responsible for their own legal costs incurred in the transaction.

### CONTACT:



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