

# **freckeltons**

## **DRAFT DETAILS**

**24 KING STREET, SILEBY,  
LEICESTERSHIRE, LE12 7NA**



**RENTAL: £6,000 per annum exclusive**

**\*GROUND FLOOR LOCK UP SHOP**

**\*REAR KITCHEN/PREPARATION ROOM**

**\*CENTRAL VILLAGE LOCATION \*APPROX 371 SQ FT SALES SHOP**

### **GENERAL DESCRIPTION:**

This is a lock up retail shop situated in the centre of the village of Sileby and is available on a new Internal Repairing and Insuring lease.

Briefly the unit comprises of a sales shop extending to approx 371 sq ft (34.46 sq m), a porch and rear kitchen. The overall area is approximately 520 sq ft (48.4 sq m). There is an outside W.C. The property is located on King Street, which is just off High Street in the centre of the village. There is on street vehicle parking to the front of the shop as well as a nearby public car park. Energy Rate D.

There has been an increasing demand for shop units in Sileby and interested parties are advised to take an early opportunity to inspect the property to appreciate the potential offered.

**THINKING OF LETTING?  
FOR A VALUATION OF YOUR PROPERTY  
TELEPHONE 01509 214564**

**Commercial**

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**SALES SHOP:** 14'7" frontage x 24'7" deep plus 2'8" window display (4.55m x 7.51m plus 0.83m). Tiled floor.

**REAR LOBBY:** Door to rear. Small stainless steel wash hand basin with Ariston water heater. Door to:-

**PREPARATION ROOM/KITCHEN:** 15'4" x 7'5" average (4.67m x 2.27m). Tiled floor. Double bowl sink unit. Gas point. Ariston water heater.

### **OUTSIDE W.C**

**SERVICES:** The property is connected to main gas, water, electric and drainage services. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**RATING ASSESSMENT:** Rateable value £2,190. The property may qualify for small business rate relief, details of which can be obtained from Charnwood Borough Council.

**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough  
Tel: 01509 263151.

**LEASE:** The property is available on a new Internal Repairing and Insuring lease of negotiable length, subject to three yearly upward only rent reviews.

**RENTAL:** £6000 per annum for the first three years of any lease.

**LEGAL COSTS:** The tenant will be responsible for the Landlords legal costs for the preparation of the lease.

**DIRECTIONAL NOTE:** From Loughborough take the A6 Quorn – Mountsorrel Bypass to Leicester. After the roundabout for Mountsorrel take the next left turn and follow the signs to Sileby. At the T junction turn right and then first left into King Street. The property is then on the right hand side of the road.

**VIEWING:** Strictly by prior appointment through ourselves.

**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

**PLEASE NOTE:** All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above.