

SUBJECT TO VACANT POSSESSION

1,023 sq.ft
(95 sq.m)



Indicative Image

M

UNIT 8

Forge Corner
Blaby, Leicestershire
LE8 4FZ

Occupiers Include

savers

Morrisons

YOUR MOVE

DESCRIPTION

Traditional corner retail parade in prime trading position with residential above. Located adjacent to the principle public car park. The subject property is comprises a ground floor retail unit located next to Your Move and Rainbows Children Hospice.

SIZE

Total Area: 1,023 sq.ft (95 sq.m)

RENT

£24,000 +VAT

BUSINESS RATES

Rateable Value: £17,000

Interested parties should satisfy themselves as to the rateable value, the availability of any relief and the actual rates payable by making their own enquires to the business rates department of the Local Authority.

SERVICE CHARGE & INSURANCE

Service Charge: £2,015 +VAT

Insurance: Approx £430 +VAT

ENERGY PERFORMANCE

EPC rating: B. Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



10

Total Retail Units On-Site



1,023 sq.ft

Unit Area

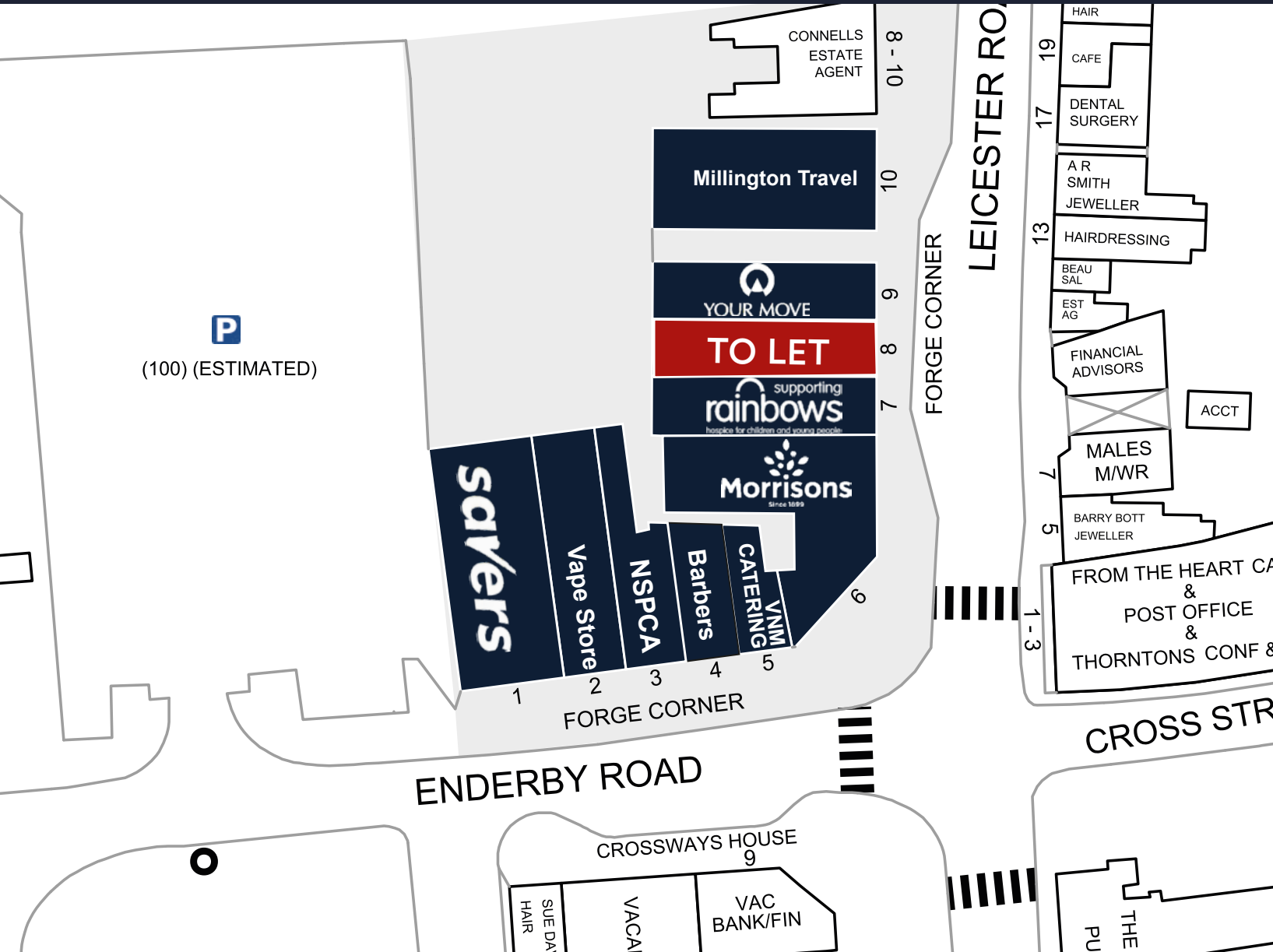


What Three Words
bottom.eaten.rock



FORGE CORNER

SITE PLAN



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Viewing

Strictly via prior appointment
with the appointed agent



Oliver Marshall

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