



TO LET

COMMERCIAL ACCOMMODATION

3 High Street,
Desford, LE9 9JF

Sought after village centre location



Car parking to rear



Shared WC facilities



Suitable for a variety of uses (STPP)



NIA - 138 - 648 sq ft (12.8 - 60.2 sq m)



LOCATION

The property is located on High Street in Desford, which intersects with the B582 Manor Road/Leicester Lane which leads to Newbold Verdon and the A47 at Desford crossroads. The surrounding area is predominantly residential in nature and there is a public car park 30m from the property.

Desford itself is a large village (population approx. 4,000) and benefits from good amenities. The A47 Hinckley Road provides convenient access to Leicester city centre, some 6 miles to the east, and Hinckley, some 9 miles to the west. Junction 21a at Leicester provides access to the M1 (Northbound) and A46. The A47/A5 interchange at Hinckley provides convenient access to the A5, M69 and M42.

DESCRIPTION

The property comprises several rooms available to rent in a larger property in the centre of the village of Desford.

The rooms are arranged over ground and first floor and are suitable for a variety of uses (STPP). The rooms benefit from shared WC facilities and car parking to the rear.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Front	138	12.82
Ground	Rear	121	11.24
First	Large	252	23.41
First	Small	138	12.82
NIA Total		138 - 648 Sq Ft	12.82 - 60.2 Sq M

SERVICES

We understand all mains services are connected to the subject property.

BUSINESS RATES

We are advised that the business rates will be included within the monthly rental.

TENURE

The rooms are available to rent on an individual or combined basis, on an all inclusive basis, at the following quoting rentals:

Ground Floor Front - £650 pcm

Ground Floor Rear - £600 pcm

First Floor Large - £600 pcm

First Floor Small - £550 pcm

LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(69)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any

party making an application to rent the subject property.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

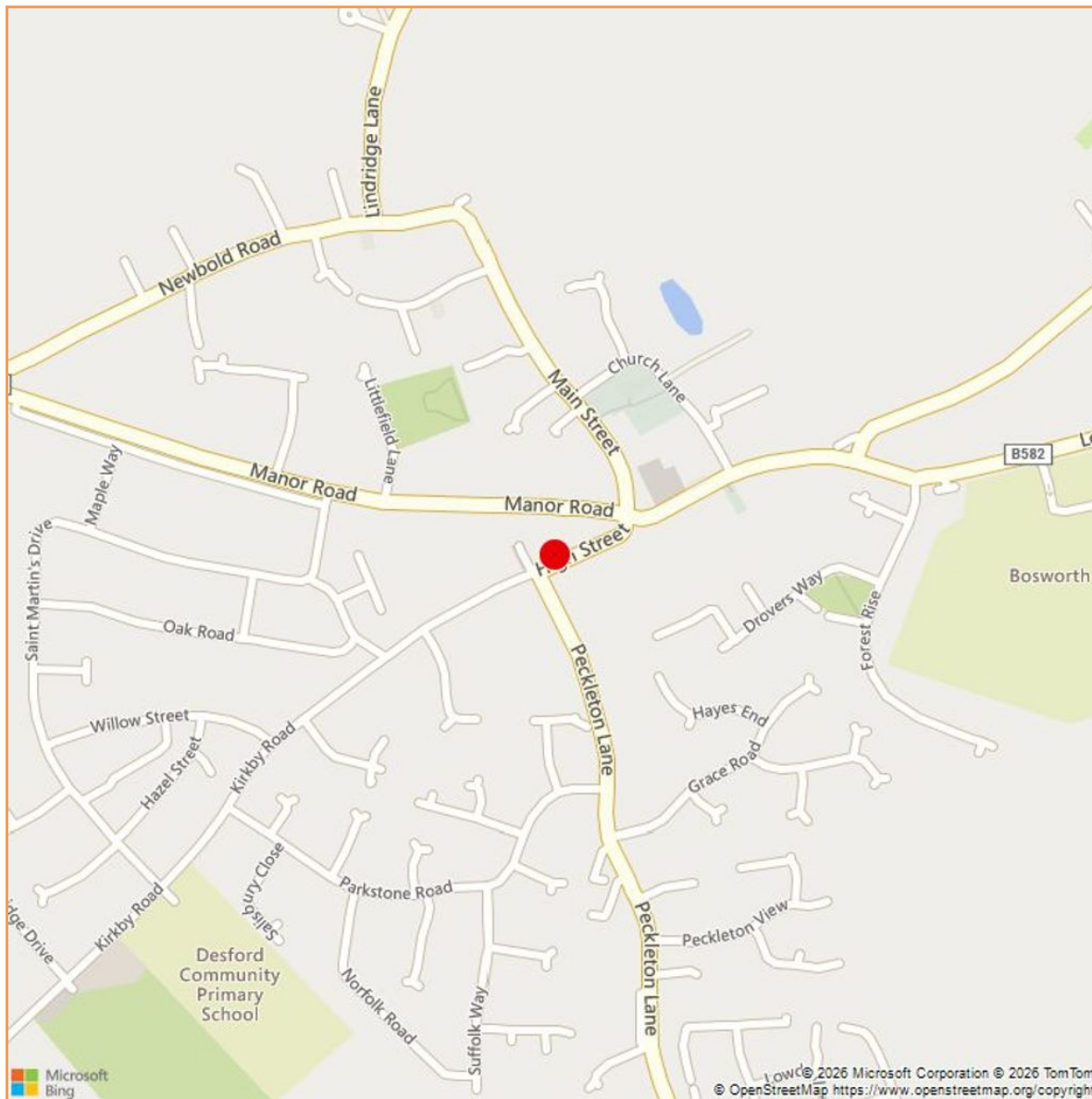
NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836

DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.