

Unit 4 Sandhills Avenue | North Hamilton | Leicester | LE5 1QN

## Prominent retail unit in busy neighbourhood parade

74.23m<sup>2</sup>  
(799ft<sup>2</sup>)

- Busy neighbourhood location
- Densely populated residential area
- Well presented regularly configured unit suitable for a variety of uses (STP)
- Free parking on site
- Scheme anchored by Sainsbury's Local
- Rent - £18,500 per annum



**TO LET**



Location



Gallery



Contact



## Location

Located to the north of Leicester City Centre, North Hamilton represents the major residential growth area for the city. The property is located within the main neighbourhood parade servicing Hamilton District Centre and is anchored by Sainsbury's Local.

There are six further retail units within the parade with residential apartments to the upper floors. The immediate vicinity is a popular and densely populated residential area.

The scheme offers free parking immediately outside.

## The Property

The property is a ground floor retail unit in excellent condition with suspended ceiling, recessed LED lighting, vinyl flooring and a rear store area with staff welfare facilities to the rear.

The premises have an extremely prominent glazed shop front fronting onto the communal free car parking.

## EPC

A copy of the EPC is available upon request.





## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	74.23	799

(These measurements are given for information purposes only).

## Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a quoting rent of:

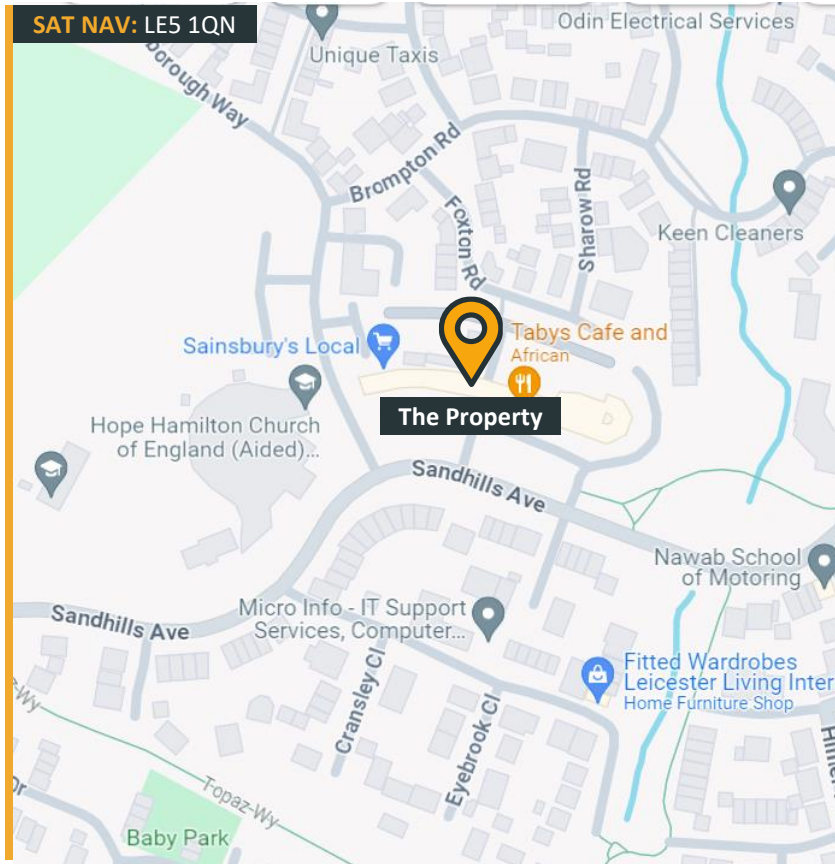
**£18,500 per annum**

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym. This information is for guidance only and all parties should check themselves with the local planning authority.

## Service Charge

The current service charge for the premises is estimated at £1,314.88 per annum.



## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

### Shop & Premises

Rateable Value (2023): £12,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## VAT

VAT is applicable at the prevailing rate.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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