

Prominent retail unit in Blaby town centre

Ground floor sales
80.56m² (867ft²)

- Well presented unit situated in a prime position
- Adjacent to Johns Court shopping development
- In close proximity to Blaby's principal car park
- Nearby occupiers include **Mind**, **Milners Bakery**, **Aldi**, **Specsavers**, **Iceland** and **Card Factory**
- Suitable for a variety of uses
- Quoting rent - £16,000 per annum



Available
February
2025

TO LET



Location



Gallery



Contact



Location

Blaby is an affluent and busy village in Leicestershire approximately 5 miles south of Leicester City Centre. The property provides excellent visibility from Lutterworth Road and sits opposite Johns Court Shopping Centre, a scheme anchored by Iceland supermarket.

The property is close by to the Aldi supermarket and both footfall and vehicle movement in the vicinity are plentiful.

Located conveniently near the unit, John's Court Car Park offers 126 spaces, while Aldi's Car Park sits just next door, ensuring ample parking options for visitors.

The Property

The property consists of a large open plan sales area, which will be undergoing refurbishment and handed over to a white box standard, ready for immediate tenant fit-out. The unit benefits from a suspended ceiling with recessed LED lighting and tiled flooring, with a staff welfare facility to the rear.

The unit has shared loading access and two demised car parking spaces behind the property in the service area.

Accommodation

Description	m ²	ft ²
Ground floor sales	80.56	867

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.



Under Refurbishment



Rent

The property is available at a rent of:-

**£16,000 per annum
(sixteen thousand pounds)**

Planning

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 and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

VAT

VAT is applicable at the prevailing rate.

EPC

The property has an EPC rating falling in band C- 55.

Legal Costs

Each party will bear their own legal costs incurred.

Service Charge

Administrated on an Ad Hoc basis. For more information, please contact the marketing agent.

