



**To Let**

## **Ground Floor Retail Premises**

12 Wood Street + Earl Shilton + Leicestershire + LE9 7ND



**594 Sq Ft**  
(54.3 Sq Ft)

**£8,000 Per Annum**



**Prominent  
Frontage**



**Staff Ancillary  
To Rear**



**Ready For  
Tenant Fitout**



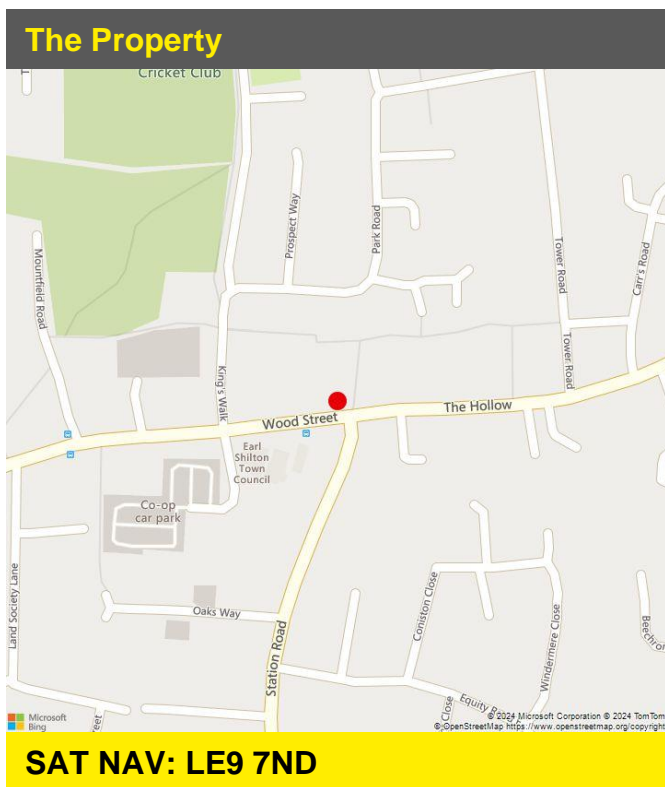
**Available  
Immediately**



### Location

Earl Shilton lies on the A47 approximately 10 miles south west of Leicester City Centre, an arterial route between Leicester and Hinckley.

The premises occupies a prominent position on Wood Street at its junction with Station Road with a mix of local and national occupiers immediately surrounding the unit.



### Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor Sales	441	41.0
Ground Floor Stores/Ancillary	153	14.3
<b>TOTAL</b>	<b>594</b>	<b>54.3</b>

### Rating Assessment

Rateable Value (2023): £5,800  
U.B.R (2023/2024): £0.499  
Est. Rates Payable (2023/2024): £2,900\*

\*Small businesses should benefit from rates relief.

Rating information is for guidance purposes only and should not be relied upon

### Energy Performance Certificate

A copy is available upon request.

### Terms

The property is available by way an internal repairing and insuring lease for a term to be agreed at an initial rent of **£8,000 Per Annum**.

### VAT

We understand that VAT is not applicable.

### Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

### Viewing

Strictly by appointment with the sole agent

**Conrad Gray**  
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