MATHER JAMIE
01509 233433

1st Floor Quorn Village Hall
64 Leicester Road
Quorn
LE12 8BB

TO LET
£7,500 pax

Offices

45.24 sq m (487 sq ft)

1st Floor Quorn Village Hall, 64 Leicester Road, Quorn, Leics, LE12 8BB

LOCATION

The office is located on the second floor of Quorn Village Hall which is easily accessible to the A6 Leicester/Derby trunk road approximately 1 mile distant.

The property's location is shown on the plan within these particulars.

DESCRIPTION

The office benefits from a separate rear access and comprises of separate office rooms, kitchen and WC facilities.

Externally there are 2 car parking spaces located within the Village Hall's private car park.

ACCOMMODATION

Total	45.24 sq m	(487 sq ft)

TENURE

The property is available on a new lease on terms to be agreed.

RENT

£7,500 (seven thousand five hundred pounds) per annum exclusive.

BUSINESS RATES

Local Authority: Charnwood Borough Council
Period: 2020/2021
Rateable Value: £3,550

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

The position regarding VAT is to be confirmed.

EPC

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises have authorised planning consent under Class B1 of the Town and Country Planning (Use Classes) Order 1987.

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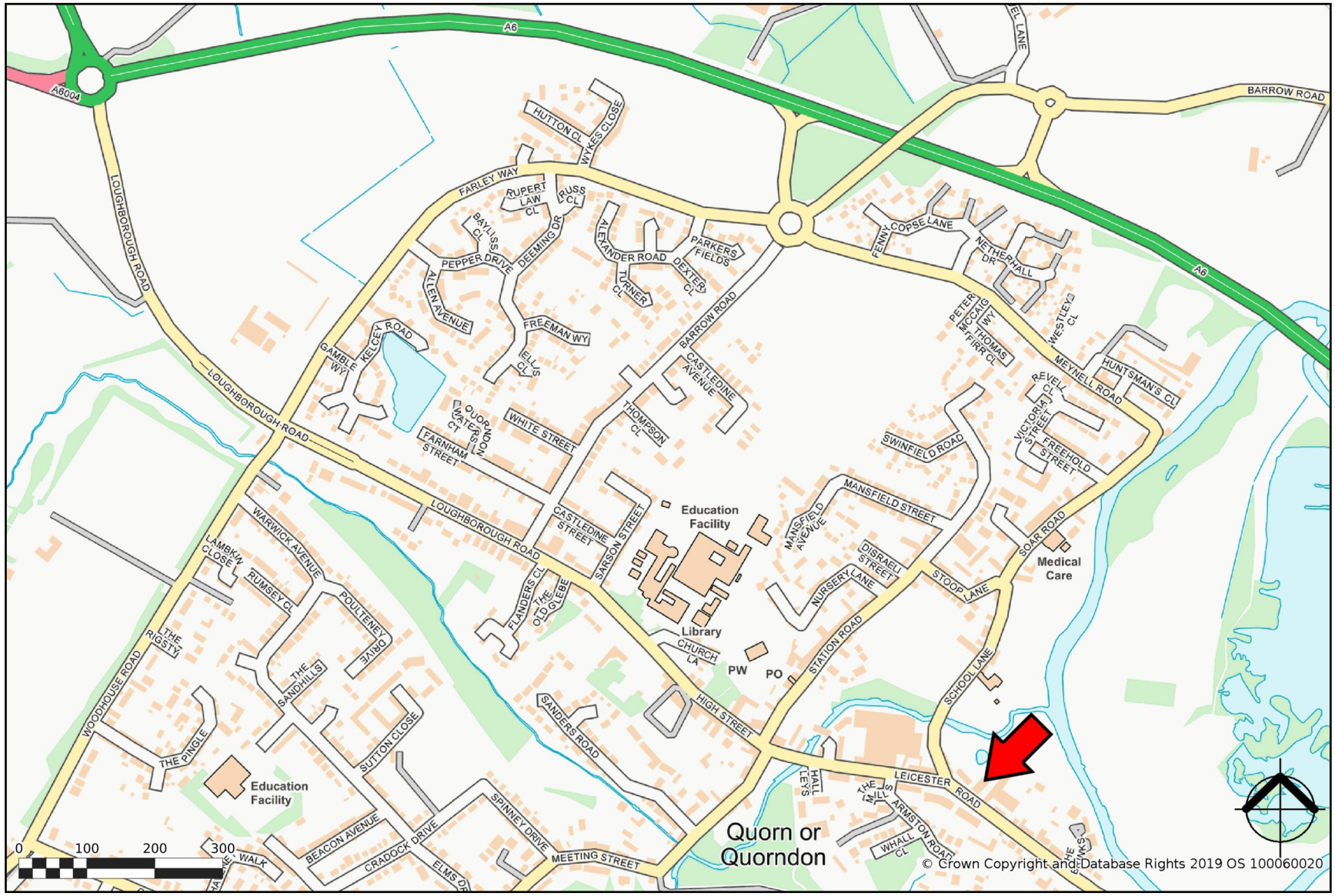

IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations