



**8 - 10 Belvoir Road, Coalville, Leicestershire LE67 3PE**

## **Prominent Retail Premises**

- ▶ **Total NIA: 158.75 sq m (1,709 sq ft)**
- ▶ **High profile location**
- ▶ **Close to a number of national retailers to include Insomnia Coffee Company, Thomas Cook, Boots, Costa Coffee & New Look**
- ▶ **Rent: £19,000 pax**

For enquiries and viewings please contact:



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## Location

The town of Coalville is situated some 10 miles north-west of Leicester and lies adjacent to Junction 22 of the M1 motorway. The premises is situated with a prominent frontage onto Belvoir Road, the principal retailing thoroughfare within the town, lying close to Marlborough Square and close proximity to the shopping centre. Other occupiers in the area include a multitude of national and local retailers.

## Description

The property is a single-storey mid-terraced retail unit of traditional rendered masonry construction beneath a flat bitumen roof. The front elevation comprises of a totally glazed shop front, with a single point recessed double access door. Internally, the premises is laid out to provide clear and unencumbered retail accommodation together with ancillary storage and welfare facilities. Externally, to the rear of the premises, there is a yard which provides refuse storage.

## Accommodation

	Sq M	Sq Ft
Sales area	115.4	1,242
Ancillary store	25.3	272
Staff room	11	118
Kitchen	3.7	40
Store cupboard	3.4	37
<b>Total</b>	<b>158.8</b>	<b>1,709</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

## Services

We understand all mains services are connected to the property, save for gas.

## Planning

We understand the property benefits from authorised planning consent under Use Class E 'Commercial, business and service' use of the Town and country planning (Use Classes) (Amendments) (England) Regulations 2020.

## Tenure

The premises are available by way of an assignment or underlease of the existing lease which expires 24th March 2023. Alternatively, it may be possible to agree a new lease, subject to discussions with the landlord.

## Business Rates

The property is currently listed as Shop & Premises and has a rateable value of £18,250.

Source: VOA

## Rent

£19,000 pax

## VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

The premises have an EPC assessment of: 72, Band C.

## Viewings

Viewings are by appointment with Innes England.

A Party that is not represented by an RICS member or other property professional is advised to read the Code for Leasing a Business Premises 2020 and it's supplemental guide, and obtain professional advice.

Date Produced: 18-Jun-2021



General photograph of Belvoir Road



Internal photograph of the unit

