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**PROPERTY CONSULTANTS**

# **TO LET**

## **GROUND FLOOR RETAIL**

### **PREMISES**

**36 JACKSON STREET  
COALVILLE  
LEICESTERSHIRE  
LE67 3LT**



- **CURRENTLY OCCUPIED BY A HAIRDRESSER, BUT SUITABLE FOR A VARIETY OF ALTERNATIVE RETAIL OR BEAUTY USES**
- **SALES AREA APPROXIMATELY 320 SQ FT (29.7 SQ M)**
- **STAFF ROOM 54 SQ FT (5 SQ M)**
- **WC FACILITIES**
- **EDGE OF TOWN CENTRE LOCATION**
- **PUBLIC AND ON-STREET CAR PARKING NEARBY**
- **AVAILABLE ON NEW LEASE**
- **RENTAL OFFERS AROUND £7,250 PER ANNUM (EXCLUSIVE OF BUSINESS RATES)**
- **EPC GRADE C (71)**

## 36 JACKSON STREET, COALVILLE, LEICESTERSHIRE

### SITUATION AND DESCRIPTION

The premises comprise ground floor retail currently occupied by a hairdresser, and are suitable for a variety of retail or beauty uses. The property is on the edge of the town centre of Coalville in an area of mixed retail, commercial and residential uses.

The premises comprise ground floor sales area (currently salon), together with staff room and WC facilities. The tenant will have use of part of the garden to the rear of the property.

### ACCOMMODATION



The accommodation is all at ground floor and comprises as follows:

Sales area - **320 sq ft (29.7 sq m)** - single fronted, spot and fluorescent lighting, laminate floor, two central heating radiators.

Staff room - **54 sq ft (5 sq m)** - this is open plan so could be used as further sales area. This has laminate floor, central heating radiator and boiler.

WC - WC, wash hand basin and central heating radiator.

The tenant will have use of part of the garden to the rear of the property.

### SERVICES

Mains electricity, water and drainage are connected to the property.

### RENTAL

Rental offers invited in the region of £7,250 per annum (exclusive of business rates). Our client informs us that this transaction is not subject to VAT.

### LEASE TERMS

The premises are available on a new internal repairing lease, the tenure to be agreed incorporating 3 yearly rent reviews.

### ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Certificate (EPC) as indicated on the front page of these particulars. A full copy of the EPC is available upon request from our office or can be downloaded from the Non-Domestic Energy Performance Register at [www.ndepcregister.com](http://www.ndepcregister.com) using the postcode of the property.

### LEGAL COSTS

Ingoing tenants are to be responsible for their own and landlord's legal costs.

### VIEWING

By appointment with Rushton Hickman Limited.

### REFERENCE

C1913 - 08062021

186 HORNINGLOW STREET, ANSON COURT, BURTON UPON TRENT, STAFFS. DE14 1NG.

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