

AVAILABLE



Commercial

# MANSFIELD STREET LEICESTER LE1 3DL

## £6,250 Per

Annually

### FEATURES

- Class E – “Commercial, Business and Service Uses”
- City Centre Location
- Perfect for Clinical Practices
- 6 Treatment/Consultation Rooms
- Reception/Lobby Area
- 2 W.C.'s



 **SETHS**

# 9 Bedroom Commercial located in Leicester

Call us on

0116 266 9977

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www.seths.co.uk

Seths are proud to market this Beautifully Fitted out Commercial Premises under "Class E – "Commercial, Business and Service Uses" on Mansfield Street in the Heart of Leicester City Centre.

The premises is primarily for Medical/Pharmaceutical practices/services and Clinical Services, however, can also be used as a Training Academy or for Schooling/Teaching purposes.

Upon entering the Premises there is a Gated Private Car Park that allows access for 2 Parking Spaces.

The Main Building opens into an Open Waiting/Reception Area. There is already a Receptionist Desk fitted to the building.

Accessible from the Main Lobby Area are 6 Treatments Rooms, 2 Storage Rooms, a Main Office, 2 W.C's and a Kitchen Area and Fire Exit to the Rear of the Building.

The premises was previously used as a Wellness Centre and benefits from each Treatment Room having Air Purifiers and also Air Conditioning Systems.

The premises is conveniently located in the Heart of Leicester City Centre with excellent local Transport Links and Shops and Amenities within walking distance.


Any interested Applicant would be responsible for the below:

- Paying the Vendors Legal Fees.
- Paying the Insurance for the premises (Landlord to arrange and provide an Invoice for payment).
- Rent Increases to be agreed prior to the Lease being signed.



## Council Tax Band

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

