A1

262 NARBOROUGH ROAD, LEICESTER, LE3 2AP

£1,750 Per Month

FEATURES

- GREAT NARBOROUGH ROAD LOCATION
- Previously operating as a Hair and Beauty Salon
- Plenty of Space over 2 Floors
- Gas, Electric and Water Supply

0 0 0

SETHS

*** VIEWING STRICTLY BY APPOINTMENT ONLY ***

Nestled in the bustling heart of Leicester, this prominent commercial premises on Narborough Road offers an exceptional opportunity for businesses seeking a vibrant location. Spanning an impressive 1,050 square feet, this property previously operated as a hair and beauty salon, making it well-suited for a variety of commercial uses under the A1 licence, which falls under Class "E" now.

The premises is thoughtfully arranged over two floors, providing ample space for both a main shop floor and numerous rooms that can be adapted for office use or other business needs. The layout is versatile, allowing for creative configurations to suit your specific requirements.

Narborough Road is renowned for its lively atmosphere and high foot traffic, ensuring that your business will benefit from excellent visibility and accessibility. With easy access to Leicester City Centre and the motorway, this location is not only convenient for customers but also for staff commuting from surrounding areas.

This property presents a fantastic opportunity for entrepreneurs and established businesses alike to thrive in a sought-after area. Whether you are looking to establish a new venture or expand an existing one, this commercial space is ready to accommodate your ambitions. Don't miss the chance to secure a prime spot in one of Leicester's most famous thoroughfares.

* Any interested party is responsible for paying the Landlords Legal Fees.
* Full Fixtures, Repairs and Insurance Lease.
* Tenant to reimburse Landlord for Insurance Policy.
* Any party who is interested in reserving the premises, would have to pay a non-refundable agency Admin Fee of £400.00 + V.A.T (£480.00 total) pending Satisfactory checks.

The premises will be completely unfurnished.

Business Rates: To be confirmed by the Council.
Water, Gas and Electric supply to the premises.

- Benefitting from Heavy Footfall
- Close to the Motorway
- Close to Leicester City Centre
- Excellent Condition

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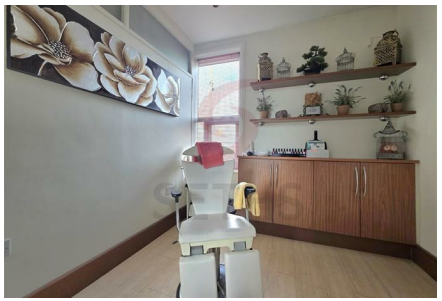
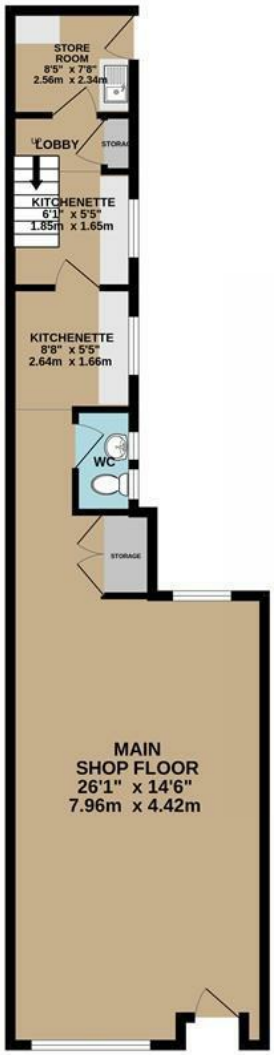
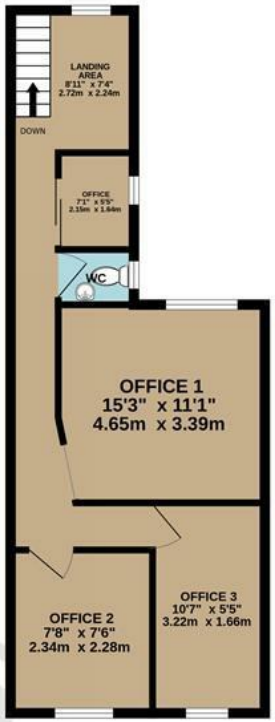


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

SETHS