

AVAILABLE



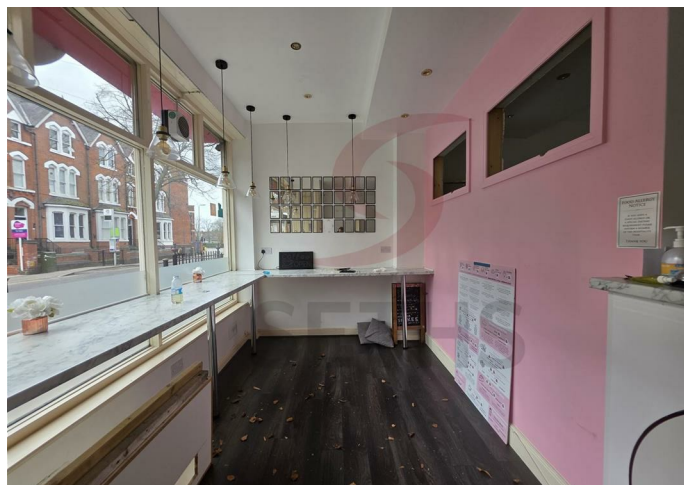
A1

EVINGTON ROAD  
LEICESTER  
LE2 1HF

£750 Per Month

#### FEATURES

- Prominent Commercial Unit located on Evington Road
- Situated within a busy and well-established trading location
- Suitable for a range of Class E uses (subject to necessary consents)
- Flexible internal layout to suit various business types



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 **SETHS**

# null Bedroom A1 located in Leicester

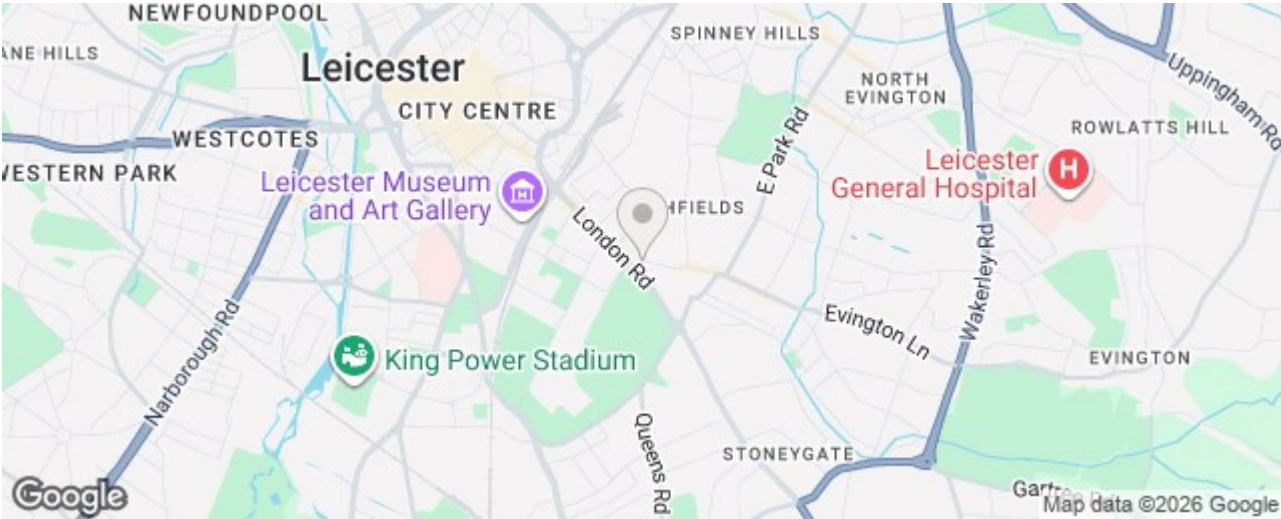
TO LET – PRIME COMMERCIAL UNIT

Evington Road, Evington, Leicester, LE2 1HF  
(Guide: Price on Application) - £750PCM  
Approx. 409sqft

Seths Estate Agents are pleased to present this excellent opportunity to acquire a Commercial Unit located on the prominent Evington Road, Leicester.

This versatile premises is suitable for a range of Class E uses including retail, office-based businesses, professional services, beauty/aesthetics, café (subject to the necessary consents) and other commercial operations.

- PROPERTY FEATURES
- Prominent frontage on a busy main road
  - Flexible internal layout
  - Open-plan main trading area
  - Additional office/storage space
  - W.C and ancillary facilities



Call us on  
**0116 266 9977**

**let@seths.co.uk**  
**www.seths.co.uk**

Council Tax Band

Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          | <b>99</b>                  | <b>99</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>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

