

AVAILABLE



A1

# MAIN STREET LEICESTER LE6 0JG

## £1,500 Per Month

### FEATURES

- Prominent Commercial Premises
- Close to Local Shops
- Retail Area
- Kitchen/Storage Area
- Ideal Village Location
- Previously Used as a Pharmacy
- Kiosk Area and Consultation Room
- Office



 **SETHS**

# Null Bedroom A1 located in Leicester

Seths are proud to market this Commercial Premises on Main Street, in the village of Ratby, under "Class E – "Commercial, Business and Service Uses" previously known as "A1 Licence Use"

The premises was previously used as a Pharmacy.

Upon entering the Premises there is an Open Plan Retail Area, which has been partitioned with a Dispensing/Counter Area. There is also a Consultation Room within the Main Retail Area.

Through a Small Hallway, there is access to a W.C. Room (inclusive of a Sink and Toilet), access to the Rear Yard and access to the Kitchen Area and Storage Area.

The Kitchen consists of Wall and Base Units, a Cooker and also a Sink.

From the Kitchen and Storage Area is then a Spacious Office.

Business rates approximately £1167.10 for the year 24/25 (£117 PCM).  
Rateable value is around £9500.

- A Non-Refundable Agency Fee of £399.00 + V.A.T to pay for Company Checks/References.



Call us on  
**0116 266 9977**

**let@seths.co.uk**  
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## 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>                                   | 52                         | 52        |
| (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<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.

