



**TO LET**

# Dual-Fronted Corner Retail Unit with Main Road Prominence

16 Harcourt Estate + Leicester Road + Kibworth + LE8 0NE



**910 Sq Ft**  
(84.5 Sq M)

**£18,000 Per Annum**



**Prominent frontage onto A6**



**Natural light throughout**



**Staff ancillary to rear**



**High volume of passing traffic**



**Good nearby road links**



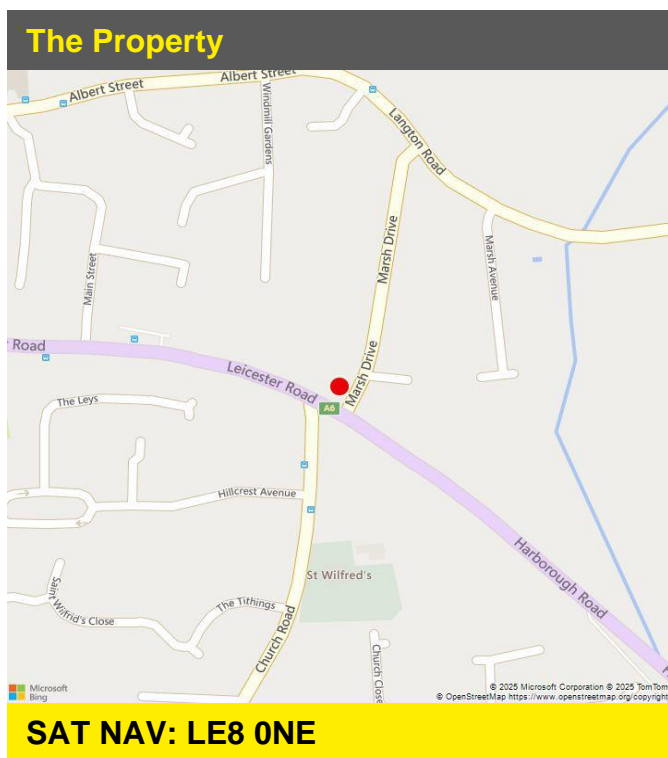
**Available immediately**



### Location

The property occupies a prominent position fronting Leicester Road (A6) in Kibworth Harcourt, Leicestershire. Nearby road links are good, with immediate access to the A6 provided.

A mix of independent retailers occupy the neighbouring ground-floor units, with a beauty salon, hairdressers, and a retail clothing store in-situ. The roads adjoining Leicester Road are occupied predominantly by residential premises, providing good opportunity for businesses to benefit from local custom.



### Description

The ground floor of a two-storey retail premises with prominent dual frontage onto Leicester Road and Marsh Drive.

Entrance is provided via a characteristic timber-frame single personnel door situated within the Leicester Road frontage, with stained-glass geometric patterned details above.

Internally, the premises offers an open-plan sales area to the front with archway entrance leading to a further retail area. Thereafter, accommodation is comprised over a split-level area with two shallow steps leading to further open-plan space which benefits from good levels of natural light due to glazing from the southern and eastern elevations.

The unit is carpeted throughout with tracked spotlighting installed. Staff ancillary to include kitchenette and WC is provided to the rear.

On-street parking is available via the adjacent side roads.

### Rating Assessment

Rateable Value (2023):	£9,000
U.B.R. (2025/2026):	£0.499
Est. Rates Payable (2025/2026):	£4,491*

\*Small businesses should benefit from rates exemption.

Rating information is for guidance purposes only and should not be relied upon.

### Terms

A new Lease is available for a period to be agreed at an initial rent of **£18,000 Per Annum** exc.

### VAT

Prices are quoted excluding VAT.

### Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

Unrepresented parties are recommended to obtain professional advice.

### Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor Sales	910	84.5
<b>TOTAL</b>	<b>910</b>	<b>84.5</b>

### Energy Performance Certificate



### Viewing

Strictly by appointment with the sole agent

**Joe Dodd**  
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