To Let
Office Property

Former Medical Centre Now Available
Clyde Street Medical Centre, 1 Clyde Street, Leicester, LE1 2BG

- 2,019 Sq Ft (187.57 Sq M)
- Mixture of open plan and cellular office space
- Close proximity to Leicester's retail and leisure amenities
- Parking for vehicles
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Location

The property is located in the centre of Leicester approximately ¼ mile from the main shopping area of Gallowtree Gate and the Highcross Shopping Centre. Clyde Street is ideally located in close proximity to Leicester’s inner ring road, St Matthew’s Way A594 and the Humberstone Road (A47). Melton Road is also a short distance away, providing access to the A46/A6 within a 10 minute drive.

Description

The premises were previously used as a medical practice with the occupiers recently vacating the premises. Internally, the space comprises a number of consultation & treatment rooms, with a large open plan reception area with stores, record rooms and admin offices. The windows are double glazed, with steel frames. There is a kitchen/staff room area with WCs for both staff and patients.

Accommodation

The property has the following Net Internal Areas;

<table>
<thead>
<tr>
<th>Floor Area</th>
<th>Sq Ft</th>
<th>Sq M</th>
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<tbody>
<tr>
<td>Ground Floor</td>
<td>2,019</td>
<td>187.57</td>
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VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The property has a 2018 Rateable Value of £18,250.

Terms

The property is available to let on terms to be agreed.

Rent

£16,000 per annum.

Planning

The building has an established use as D1 non-residential institutions. Alternative uses would be suitable for alternative uses subject to the necessary planning conditions.

EPC

The property has an EPC rating of 70 (Band C).

Certification available upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Robbie Farrell
Lambert Smith Hampton
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07921 354 159
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