



48 Highgate Road, Sileby, Leicestershire LE12 7PP

Great unit to Let in Sileby

Available 1st February 2026

Rent £7,000 per annum - No VAT

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- 592 Sq ft Retail/office space to let
- Sileby Town Centre Location
- All uses considered
- Current use class E
- Close to Town Centre

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## Summary

Size - 1650 sq ft  
Tenure - Leasehold  
Available - 1st February 2026  
Rent - £7000 per annum  
VAT - Not applicable  
EPC - B (49)  
Rates - Rateable value - £4200  
Building insurance - to be re-charged at cost  
Legal fees - A contribution of £250 + VAT will be paid from the tenant towards the landlords legal costs.

## Description

Located on a small Parade on a largely residential area close to Sileby Town Centre.

The shop offers large window frontage and parking for 2/3 cars.

Open plan reception and retail area, with private treatment/massage/therapy room, Kitchen and store room with w/c and rear access.

## Location

The property is located in the popular village of Sileby. Nearby villages include Barrow upon Soar, Mountsorrel, Ratcliffe-on-the-Wreake, Seagrave and Cossington. The population of the civil parish at the 2011 census was 7,835. Sileby sits in the Soar Valley just 8 miles north of the city of Leicester and 5 miles southeast of Loughborough.

## Accommodation

The shop is all ground floor approximately 526 sq ft of space, to include main open retail area and treatment room, this could be opened up into one space if required. With Kitchen and w/c to the rear of the shop.

## Terms

Offered for let on a standard RICS generated new fully repairing and insuring lease with terms to be agreed and a minimum 5- year term - The rent will be £7,000 per annum. 3 yearly rent reviews in accordance with CPI (NO VAT). A deposit equal to 3-month rent will be required along with a contribution to the Buildings Insurance which the landlord will arrange. Rent is paid quarterly in advance and a contribution of £250 + VAT will be required from the tenant towards the landlords legal costs.



## Viewing and Further Information

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