



36 King Street, Sileby, LE12 7NA

Great unit to Let in Sileby

Available 1st January 2026

Rent £7,500 per annum - No VAT

- £7,500 per annum - No VAT
- 1650 Sq ft Retail/office space to let
- Sileby Town Centre Location
- Available January 1st 2026
- Close to Town Centre
- All uses considered
- Current use class E

36 King Street, Sileby, LE12 7NA

Summary

Size - 1650 sq ft
Tenure - Leasehold
Available - 1st January 2026
Rent - £7500 per annum
VAT - Not applicable
EPC - B (49)
Rates - Rateable value - £3950
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 the corner of the entrance to King Street Car park, in Sileby Town Centre. Offering ground floor space, with use Class E - previously used as an office for a care company.

With 2 main offices spaces, kitchen and w/c.

Location

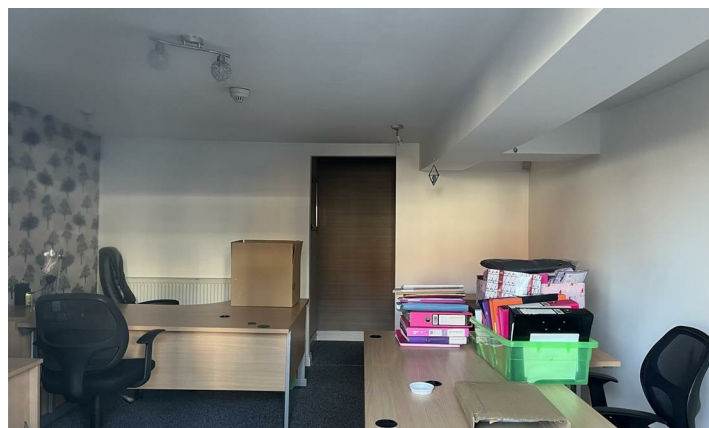
The property is located in the popular village of Sileby. Nearby villages include Barrow upon Soar, Mountsorrel, Ratcliffe-on-the-Wreake, Seagrave and Cossington. The population of the civil parish at the 2011 census was 7,835. Sileby sits in the Soar Valley just 8 miles north of the city of Leicester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

Accommodation

Main front entrance with window frontage to main office space. Additional office room to the rear (not internally inspected at the time of this brochure). Kitchen and W/c.

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

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330