



36b King Street, Sileby, LE12 7NA

Mid Terrace Office/Retail Unit TO
LET in Sileby

Rent £7,200 per annum - No VAT

330 Sq Ft - Available 1st August
2026

- £7,200 per annum - No VAT
- 330 Sq ft Retail/office space to let
- Sileby Town Centre Location
- Available August 1st 2026
- Close to Town Centre
- All uses considered
- Current use class E

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Summary

Size - 330 sq ft
Rent - £7,200 per annum
VAT - Not applicable
Tenure - Leasehold
Available - 1st August 2026
Rates - Rateable value - £3,950 increasing to £7,100 per annum from 1st April 2026
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.
EPC - B (49)

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.
With 1 main open plan offices space, kitchen and w/c.

Location

The property is located in the popular village of Sileby. Sileby sits in the Soar Valley just 8 miles north of the city of Leicester and 5 miles southeast of Loughborough. The population of the civil parish at the 2021 census was 8,959.

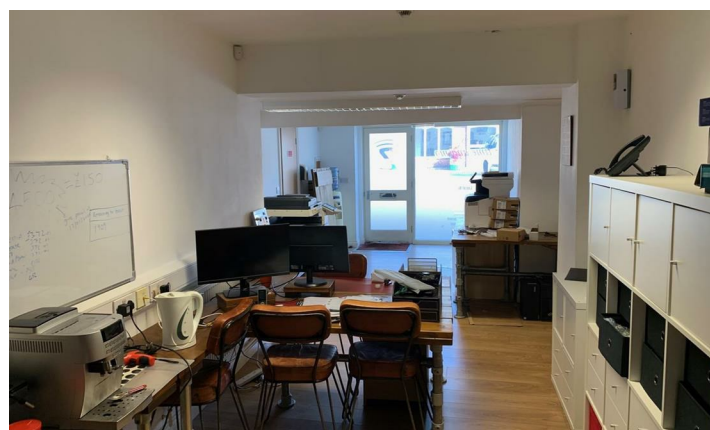
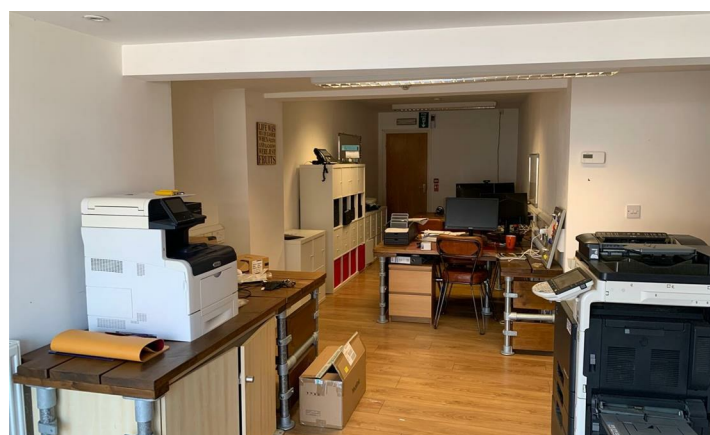
Accommodation

Main front entrance with window frontage to main office space. 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 £7,200 per annum (No VAT)

3 yearly rent review 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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