



# WELDON HOMES

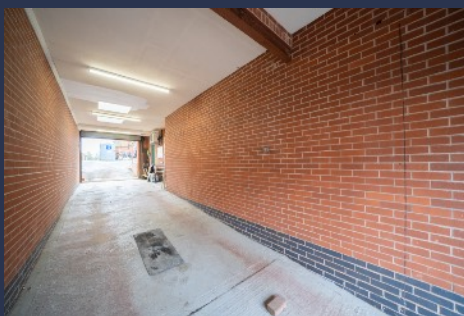
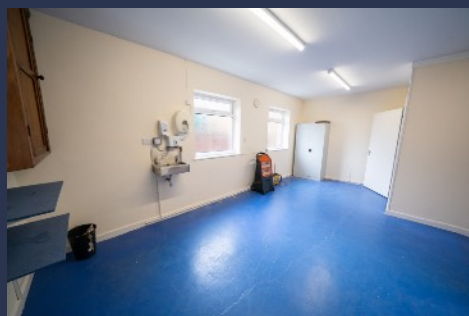
YOUR TRULY INDEPENDENT ESTATE AGENT



## Commercial Unit With Offices

To Let  
£1,500 pcm

Danvers Road, Mountsorrel

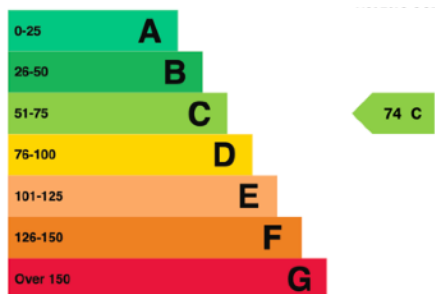


A rare and exciting opportunity to lease a highly versatile commercial property in the heart of Mountsorrel. Previously operated as a reputable funeral service establishment, this property offers a unique combination of character, functionality, and flexible space, making it ideal for a wide range of business uses. Whether you are looking to establish offices, consultancy services, health and wellness clinics, retail outlets, or other professional services, this property provides the perfect canvas to create a tailored, client-facing workspace. Its adaptable layout, generous internal space, and prominent location within a vibrant village setting ensure excellent visibility and accessibility, making it a standout opportunity for ambitious businesses seeking a central Mountsorrel presence.

### Features

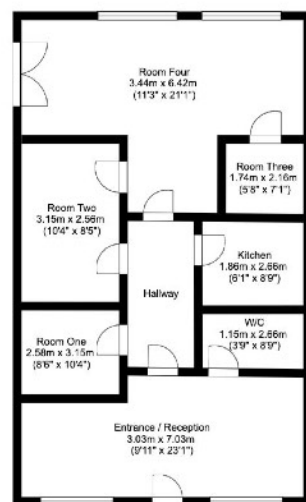
Flexible layout adaptable for multiple business types. Spacious reception/entrance area. Multiple rooms/offices suitable for meetings, treatment rooms, or consultation spaces. Kitchen and WC facilities. Rear access and potential for private parking.

Prominent location within Mountsorrel, easily accessible to Loughborough and Leicester



### Rateable Value

The current rateable value of the property is £9,800 (1 April 2023 to present). This figure is used by the local council to calculate the business rates bill, but it is not the amount paid in rent or business rates. For more information on how the rateable value impacts your business rates, please, refer to your local council's guidelines.



Ground Floor

CONTACT US NOW



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