

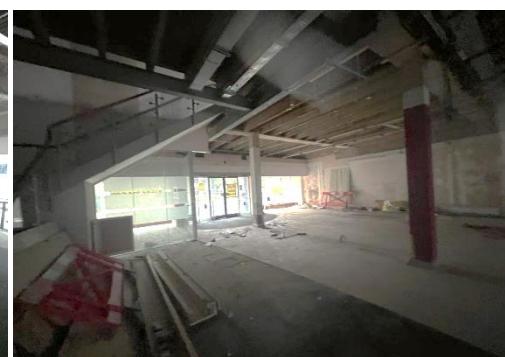
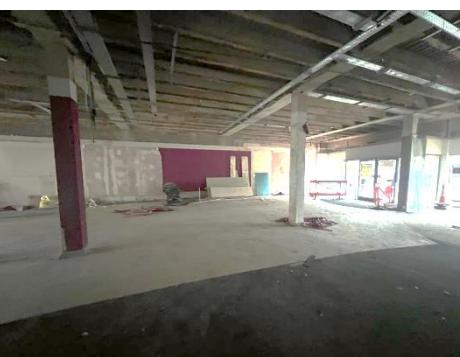
## TO LET

### Horsefair Street City Centre LE1 5BP



## POA

- Generously sized ground floor retail unit/s
- Fronting Horsefair Street & Market Street South
- Conveniently located in Leicester City Centre
- Approximately 2,619 sqft (244 sqm)
- Can be split into three units or let as one unit
- Shell condition & requires complete fit out
- Excellent passing trade & high footfall
- 3 year or longer lease term



## Location

A double fronted property located on Horsefair Street and Market Street South, which is situated opposite Town Hall Square in Leicester City Centre. The property is within walking distance of Highcross Shopping Centre, Leicester Railway Station and much more.

## Description

A ground floor retail unit of approximately 2,619 sqft (244 sqm) with access via Horsefair Street and Market Street South. The unit has been brought back to shell condition and is available to let as 3 separate retail units or 1 entire unit – see plan. The unit/s require complete fit out and benefit from steel frame glazed frontage on both street facing sides of the property.

## Accommodation

All measurements are approximate:

**Shop 1:** 556 sqft (51.7 sqm)  
**Shop 2:** 750 sqft (69.7 sqm)  
**Shop 3:** 1,313 sqft (122 sqm)

**Total GIA:** 2,619 sqft (244 sqm)

## Rent

Available to let as individual shops or the entire ground floor.

**Shop 1:** £11,250 pax  
**Shop 2:** £14,250 pax  
**Shop 3:** £24,000 pax

Or

**Ground floor:** £49,500 pax

## Planning

We understand that the property has Class E use with potential for other uses subject to obtaining planning consent. All enquires regarding planning should be made direct to Leicester City Council planning department.

## Lease Terms

We understand that the unit/s are available by way of a new lease on a full repairing and insuring basis for a minimum term of 3 years or longer, with 3 yearly rent reviews. A rent deposit equivalent to a quarters rent is payable and is to be held for the duration of the lease, in a nil interest baring client deposit account.

## Legal Costs

Each party to pay their own legal costs.

## Rating Assessment

Description: TBC  
Charging Authority: Leicester City Council  
Rateable value: TBC  
Rates payable: TBC  
Period: TBC

Please make your own enquiries in respect of the ratings liability.

## EPC

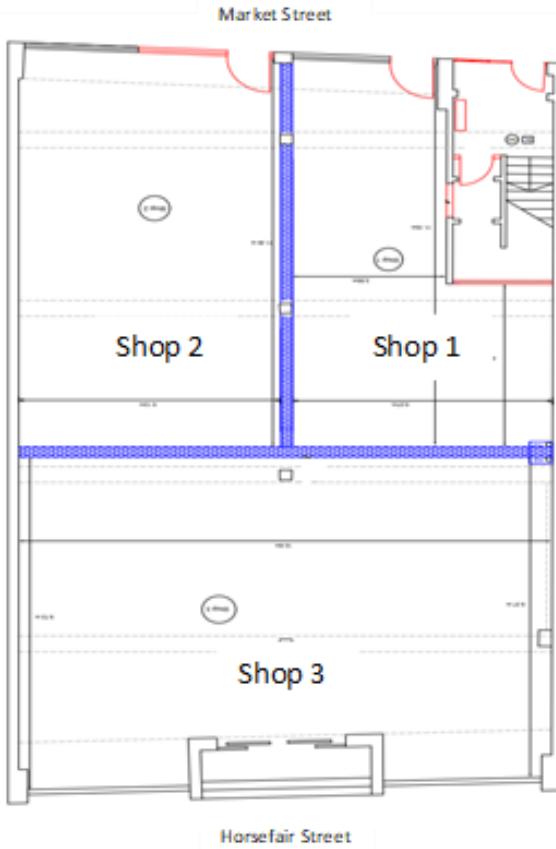
Rating 55, Band C.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB  
Tel: 0116 254 3373  
Email: info@shonkibrothers.com



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