

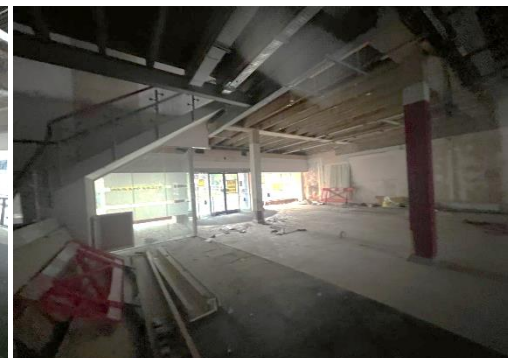
TO LET

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 bearing 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

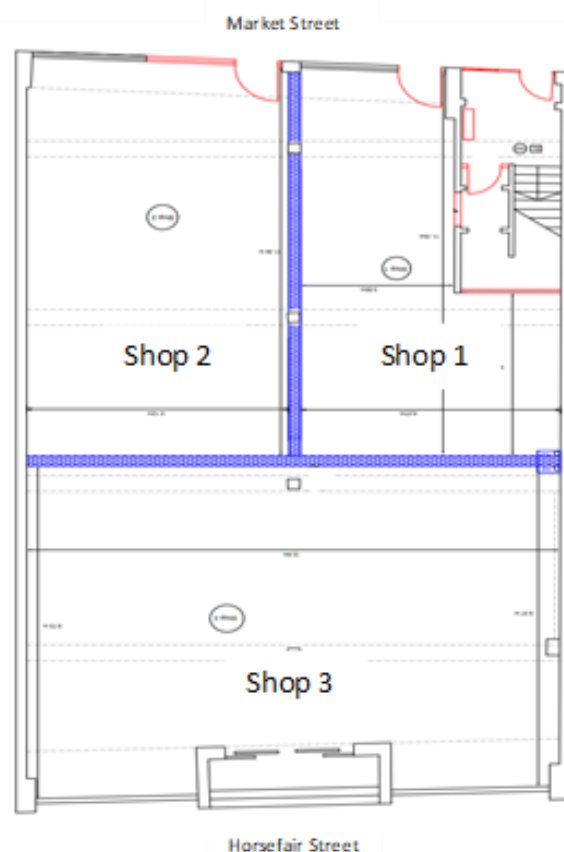
The services, fittings and appliances (if any) have not been tested by the agents.

Kal Sangra, Shonki Brothers Ltd

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Tel: 0116 254 3373

Email: info@shonkibrothers.com



Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

