

4 Cank Street | Leicester | LE1 5GW

# Retail premises in the heart of Leicester City Centre

Ground floor sales  
12.73m<sup>2</sup> (137ft<sup>2</sup>)

- City centre pitch located within The Lanes Shopping District
- Ground floor sales and basement stores
- Nearby retailers include Subway, Five Guys and Savers
- Close proximity to Highcross Shopping Centre, Leicester Market and St Martins Shopping Centre
- Quoting Rent at £8,000 per annum



**TO LET**



Location



Gallery



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## Location

The property is situated in Leicester City Centre, one of the largest cities in the East Midlands with a population of 515,000 and a catchment of 750,000 within a 12 mile radius.

The subject property is located on Cank Street linking Market Place with St Martins Shopping Centre, a popular F&B destination.

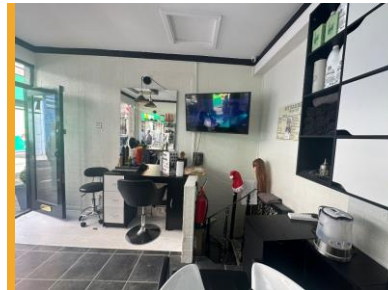
The premises is a short walk from the main entrance of the Highcross Shopping Centre, Gallowtree Gate and Leicester Market.

Cank Street hosts an array of independent retailers, cafes and restaurants and is located within The Lanes shopping district of Leicester City Centre.



## The Property

The property provides ground floor and basement suitable for a variety of uses subject to planning.





## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	12.73	137
Basement	13.42	144
<b>Total</b>	<b>26.15</b>	<b>281</b>

This information is for guidance only.

## Lease Terms

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

## Rent

The premises are available at a quoting rent of:

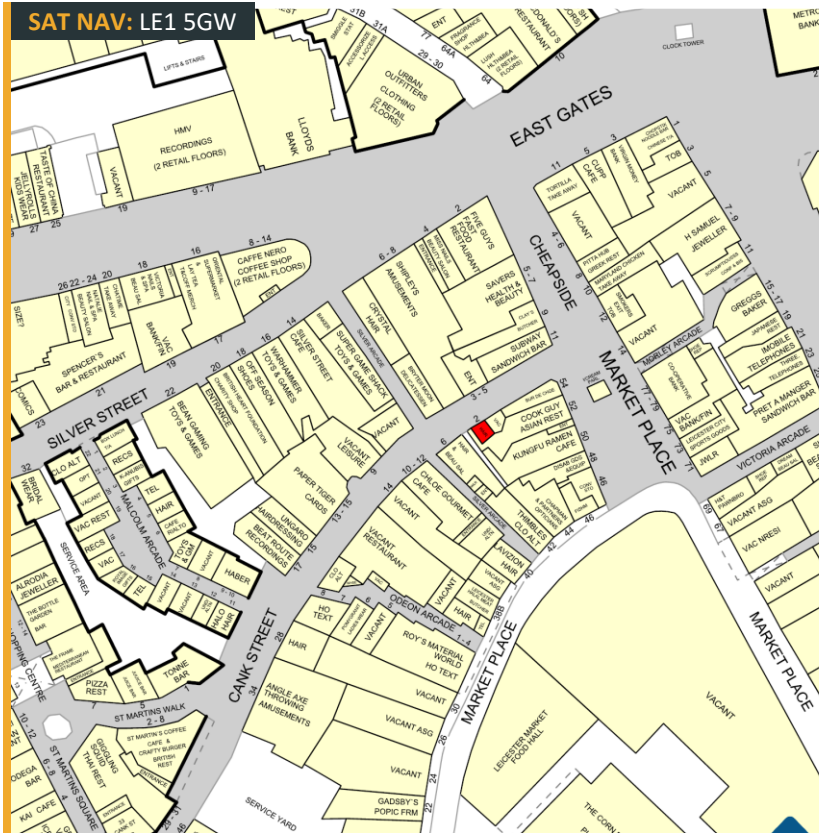
**£8,000 per annum**

## VAT

VAT is applicable at the prevailing rate.

## Planning

It is understood the ground floor commercial falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym. This information is for guidance only and all parties should check themselves with the local planning authority.



## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises  
Rateable Value (2023): £2,100

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## EPC

A copy of the EPC is available on request.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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