

52 Market Place | Leicester | LE1 5GF

# Fitted restaurant/takeaway unit close to Highcross Shopping Centre

149.20m<sup>2</sup>  
(1,606ft<sup>2</sup>)

- 150m from Highcross Shopping Centre's principal entrance
- Adjacent to Leicester Market
- High footfall pedestrianised location
- E Class planning consent
- Nearby occupiers include Greggs, Subway, Five Guys, Savers and Carphone Warehouse



**TO LET**



Location



Gallery



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## Location

The property occupies a prominent position on a busy pedestrianised thoroughfare between Leicester Market and the principal entrance for Leicester's prime retail shopping centre, Highcross.

The property is amongst an array of retail service and food outlets and is adjacent to Greggs, Subway, Five Guys, Savers, Pret, Cooperative Bank and Carphone Warehouse.

## The Property

The property comprises a retail unit at ground floor and basement level.

## Accommodation

The property provides the following approximate areas:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	63.45	683
Basement	85.75	923
<b>Total</b>	<b>149.20</b>	<b>1,606</b>





## Lease Terms

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

## Rent

The property is available at a quoting rent of:-

**£30,000 per annum exclusive**

## Planning

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

## Business Rates

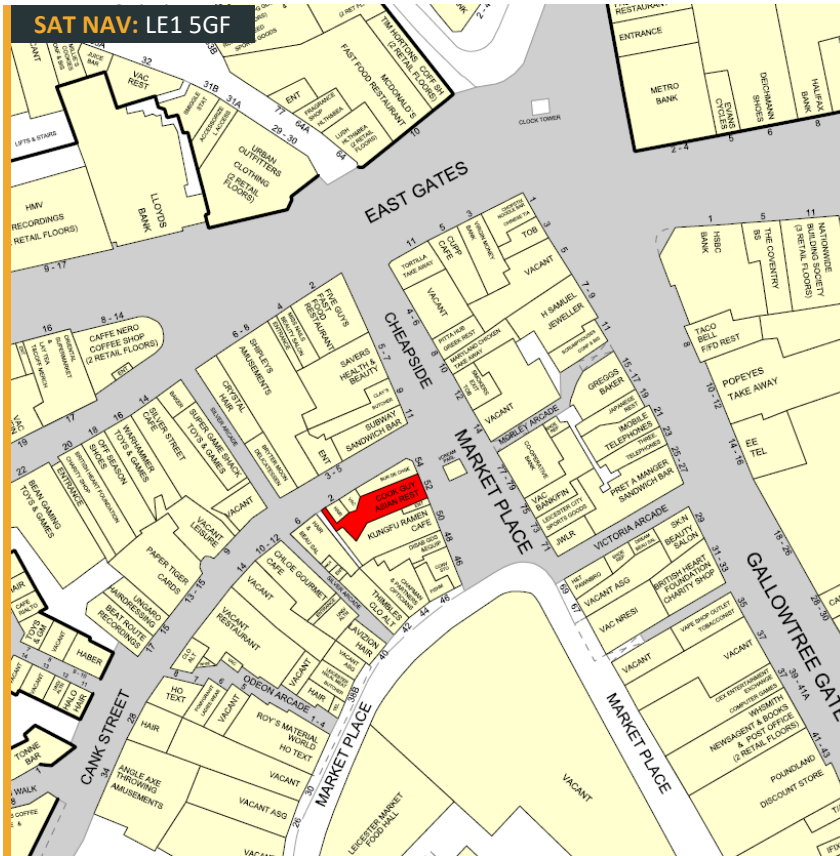
We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises  
Rateable Value (2023):      £27,250

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.



## Service Charge

Further details of the service charge are available upon request.

## VAT

VAT is applicable at the prevailing rate.

## Legal Costs

Each party will bear their own legal costs.

## Further Information

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

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