

Highly prominent part fitted Class E unit close to prime high street

227m²
(2,447ft²)

- Close proximity to Gallowtree Gate and Highcross shopping Centre's principal entrance
- Part fitted former gaming and bubble tea unit
- E Class planning consent
- Nearby occupiers include Sports Direct, NatWest Bank, Boots, Caffé Nero and Leicester Market



TO LET



Location



Gallery



Contact

Location

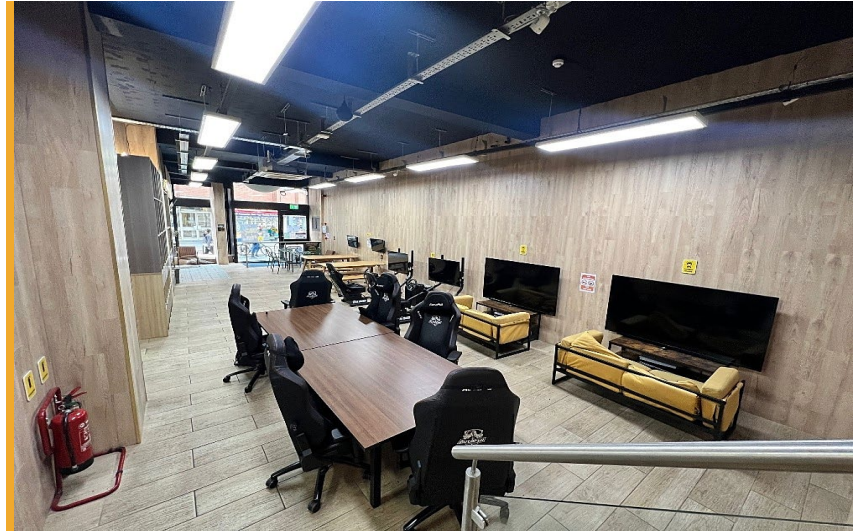
The property is located in the heart of Leicester City Centre on Horsefair Street. Horsefair Street is in close proximity to Leicester Market, Gallowtree Gate and Leicester's prime retail shopping centre Highcross.

The location also benefits from good transport links with Charles Street Bus Station and Leicester Railway Station in walking distance.

The property sits adjacent to NatWest Bank, Caffé Nero, Sports Direct, Boots, Cancer Research UK and San Carlo.

The Property

The property is a former gaming and bubble tea unit and comprises a ground floor retail leisure space. It includes a fully equipped kitchen, staff facilities, and a WC located at the rear.



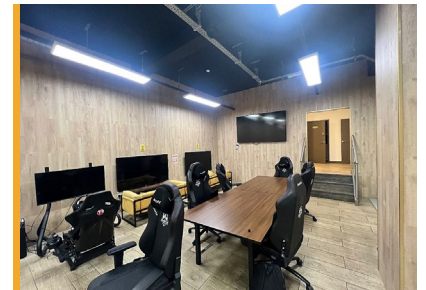
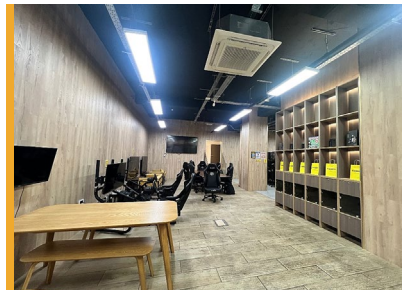
Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	227	2,447

EPC

The property has an EPC rating of C. A copy of the EPC is available on request.





Lease Terms

The property is available by way of a new lease for a term of years to be agreed, subject to 5-yearly upward only open market rent reviews.

Rent

The property is available at a quoting rent of:-

£35,000 per annum exclusive

Planning

The property 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 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): £40,250

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.



VAT

VAT is applicable at the prevailing rate.

Service Charge

The current service charge budget is £1,800 plus VAT.

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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