

## Retail premises in the heart of Leicester City Centre

38.52m<sup>2</sup>  
(415ft<sup>2</sup>)

- City centre pitch located within The Lanes Shopping District
- Arranged over first and second floors
- Well appointed accommodated ideal for a plethora of uses subject to planning
- Nearby retailers include Subway, Savers and Bryter Moon Deli
- Close proximity to Highcross Shopping Centre, Leicester Market and Silver Arcade
- Quoting rent £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 Highcross Shopping Centre, Gallowtree Gate and Leicester market. Cank Street hosts an array of independent retailers and cafés including Chloe's Gourmet, 8 Degrees Hair Design and Brtyer Moon Deli.

## The Property

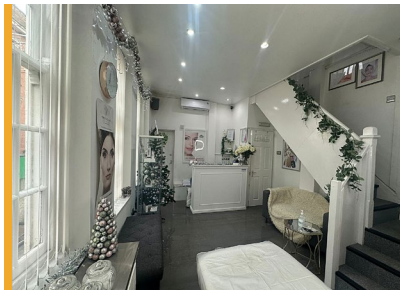
The subject premises is arranged over first and second floors with access from the ground floor equipped with an intercom system. Leading up to the first floor the unit is well appointed including tiled flooring finished to paint and plaster and LED spot lighting. There is also a welfare facility and stairs to the second floor where there is a large open plan kitchen leading into a private beauty suite.

## Accommodation

The property provides the following approximate areas:-

Description	m <sup>2</sup>	ft <sup>2</sup>
First Floor	20.77	224
Second Floor	17.75	191
<b>Total</b>	<b>38.52</b>	<b>415</b>

(These measurements are given for information purposes only.)





## Lease Terms

The property is available from April 2025 by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a rent of:-

**£8,000 per annum**  
**(eight thousand pounds)**

## 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.

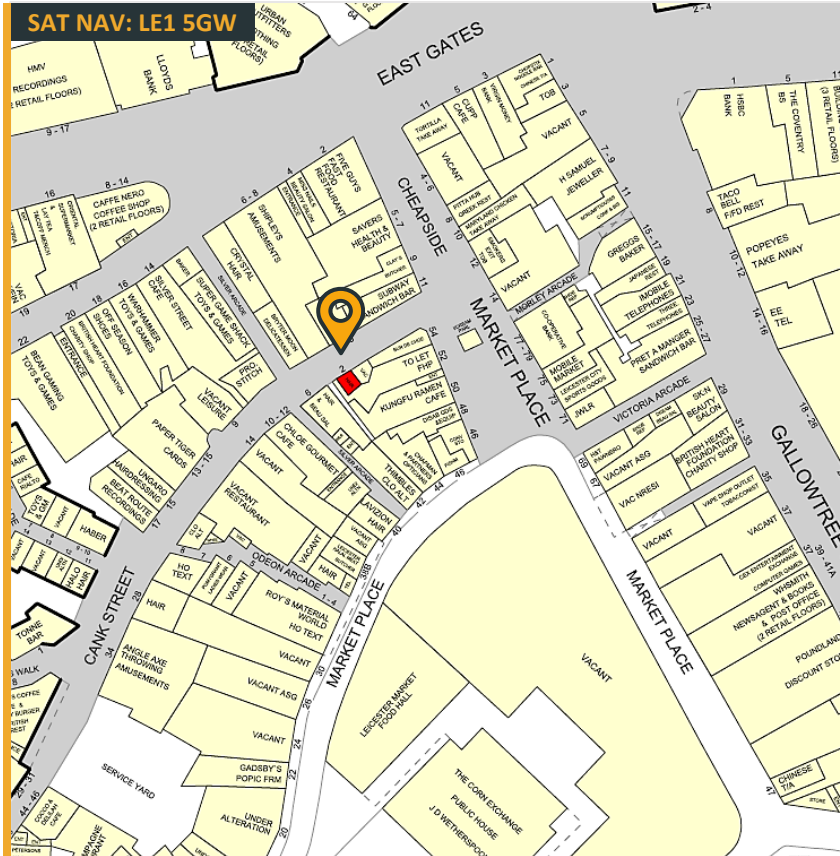
## Business Rates

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

### Shop & Premises

Rateable Value (2023): £465

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.

## Legal Costs

Each party will bear their own legal costs incurred.

## EPC

C-75 - a copy of the Energy Performance Certificate is available upon request.

## Further Information

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

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