TO LET

APB PROPERTY CONSULTANTS
www.apbleicester.co.uk

Retail Premises

24 Market Place
Leicester
LE1 5GF

- Large glazed retail frontage
- Busy location fronting Market Place
- Prominent regeneration location
- Open plan shell condition
- New lease available

226.87 sq.m (2,442 sq.ft)

Rent: £22,500 per annum

Retail Premises

24 Market Place, Leicester, LE1 5GF

APB PROPERTY CONSULTANTS
www.apbleicester.co.uk

Location

The property occupies a central location in an important regeneration area overlooking Market Place Square in Leicester city centre.

The property is located in close proximity to Highcross Shopping Centre, along with a host of independent bars, shops, cafes and restaurants around St Martins, Hotel Street and Loseby Lane.

Description

Externally the property benefits from a single glazed frontage onto Market Place. The property provides an open plan retail space which is currently in shell condition and ready for fit out.

Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Ground Floor Sales	226.87	2,442

All areas are quoted in accordance with the RICS Code of Measuring Practice.

Lease

The property is available on the basis of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

Current Rating Assessment

Charging Authority: Leicester C.C.
Rateable Value: To be confirmed

Rent

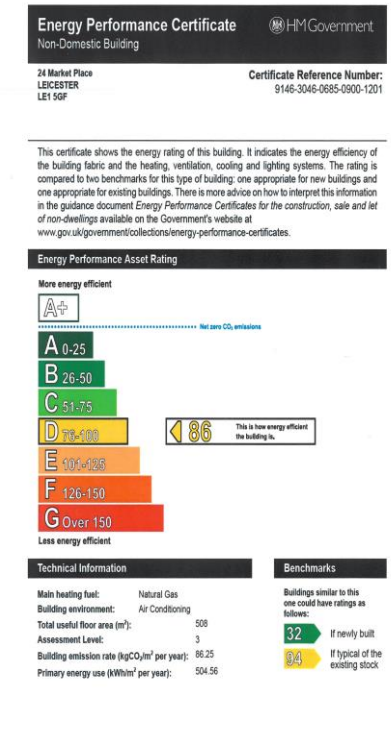
£22,500 per annum exclusive.

VAT

VAT will be charged on the rent at the prevailing rate.

EPC

Energy Rating D.



Energy Performance Certificate
Non-Domestic Building

HM Government

24 Market Place
LEICESTER
LE1 5GF

Certificate Reference Number:
9146-3046-0685-0900-1201

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ Net zero CO_2 emissions
A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

86 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m^2):	508
Assessment Level:	3
Building emission rate ($kgCO_2/m^2$ per year):	86.25
Primary energy use (kWh/m^2 per year):	504.56

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built
94 If typical of the existing stock

Viewing

Strictly by appointment through agents:

APB
0116 254 0382

Reg Pollock
rp@apbleicester.co.uk

Will Shattock
wjs@apbleicester.co.uk

Conditions under which these details are issued
These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.