

CITY CENTRE RETAIL UNIT TO LET

Unit 11, 33 Horsefair Street, Leicester, Leicestershire, LE1 5BP



1,675 Sq Ft (155.61 Sq M)

£23,500 Per Annum Exclusive

- ▶ City Centre Location
- ▶ First & Second Floor Storage
- ▶ Rear Access for Loading
- ▶ High Pedestrian Footfall

LOCATION

The property occupies a highly prominent position close to the junction of Market Street and Horsefair Street. The property is in close proximity to Gallowtree Gate and nearby occupiers include McDonalds, Henry Smith Hamylton Opticians, Max Spielmann and 200 Degrees Coffee.

DESCRIPTION

The property comprises of a three storey building with ground floor retail sales area and ancillary first and second floor storage areas. Externally, the property benefits from rear access for loading

ACCOMMODATION

The property offers the following accommodation:

| | Sq Ft | Sq M |
|--------------|--------------|---------------|
| Ground Floor | 688 | 63.92 |
| First Floor | 444 | 41.25 |
| Second Floor | 343 | 31.86 |
| Total | 1,675 | 155.61 |

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £18,500

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

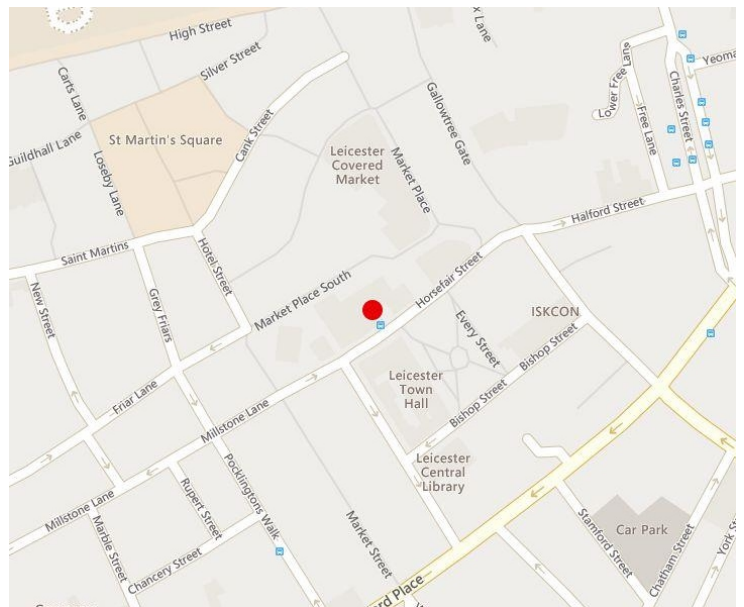
EPC

Energy Rating E.
will be valid until 24 April 2032.

The EPC

PLANNING

The property has an establish use for Class E (formally A1 retail). The property may be used for alternative suitable uses (stp).



RENT

£23,500 per annum exclusive.

LEASE TERMS

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

VAT

It is understood that VAT does not apply to this transaction.

LEGAL COSTS

The ingoing Tenant will be responsible for discharging the Landlords reasonable legal fees in connection with this transaction.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

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0116 254 0382



Will Shattock

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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.