

# OFFICES/RETAIL TO LET

14-16 Haymarket, Leicester, Leicestershire, LE1 3GD



747 Sq Ft (69.4 Sq M)

£8,500 Per Annum Exclusive

- ▶ City Centre Location
- ▶ Directly Opposite Haymarket Shopping Centre
- ▶ New Lease Available
- ▶ Suitable For Office/Retail Uses (stp)

## LOCATION

The property is located on Haymarket, which is one of the pedestrianised routes into Leicester City Centre, and is approximately 50 metres from the Clock Tower.

Haymarket leads out onto Belgrave Gate and onto Leicester's 'Golden Mile'. The street outside is pedestrianised, with high levels of footfall, giving access to the Haymarket Shopping Centre with national occupiers such as TK Maxx, Boots, Primark and has easy access to the Highcross Shopping Centre, which again is within 50 metres walking distance.

## DESCRIPTION

The property comprises of a first floor office/retail suite, benefitting from a large open plan office area, with a good sized kitchen, three private office/rooms and two w.c.'s.

## CURRENT RATING ASSESSMENT

The property has not been reassessed and any interested parties should make enquiries to Leicester City Council in relation to the rating liability.

## SERVICES

There are mains electricity, water and drainage.

## EPC

The property has an Energy Rating of B.  
The EPC is valid until 07 August 2033.

## RENT

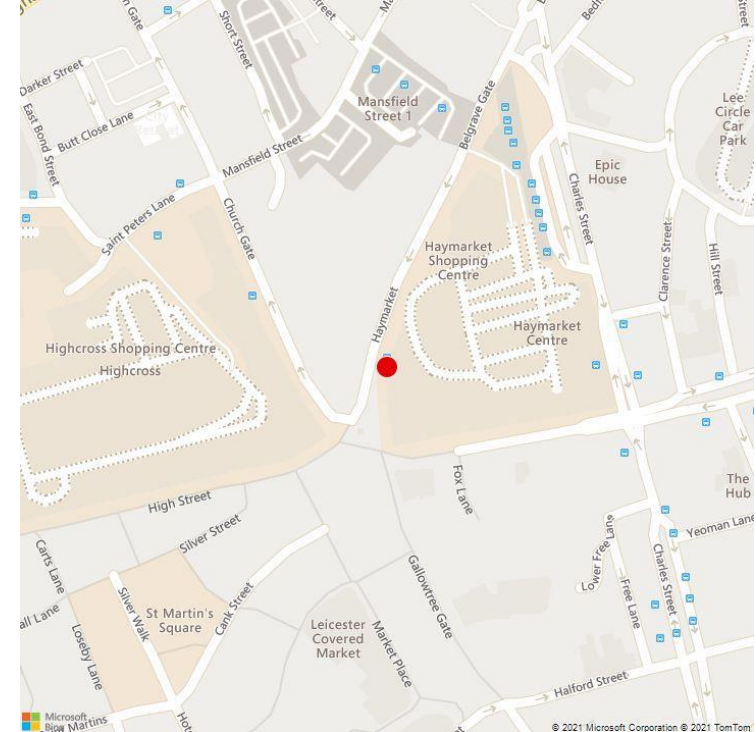
£8,500 Per Annum Exclusive.

## LEASE TERMS

The property is available by way of a new lease on a internal repairing and insuring basis, for a term of years to be agreed.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



## VIEWING

Please get in touch to arrange a viewing.



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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.