



RETAIL PROPERTY CONSULTANTS



## LEICESTER 33-35 BELVOIR STREET LE1 3SL

### LOCATION

The property is located fronting Belvoir Street, a retail and leisure pitch close to Leicester City Centre. It leads onto Granby Street with new retailers including newly opened Boneyard Restaurant, Marco and Carl and Rickshaw Ricks. Adjacent retailers along Belvoir Street include Dolce & Verde, Zizzi's, Yates and recently opened Locker Room sports bar.

### ACCOMMODATION

| Floor Area   | Sq M  | Sq Ft |
|--------------|-------|-------|
| Ground Floor | 342   | 3,687 |
| Basement     | 33.07 | 356   |

NB: Premises can be extended at the back by a further 4,000 sq.ft. on ground and 3,000 sq. ft. on first. Exact measurements to be confirmed.

### RENT

£49,500 per annum exclusive

### LEASE

The premises are available by way of a new lease with terms to be agreed. The premises benefits from A3 planning consent

### RATES

Rateable Value      £33,000

Interested parties are advised to make their own enquiries with the Local Authority, Leicester City Council (0116 5451005)

### EPC

An EPC has been requested and will be available on request.

### VIEWING

Viewing strictly by prior appointment with the sole agents

#### Martin Herbert

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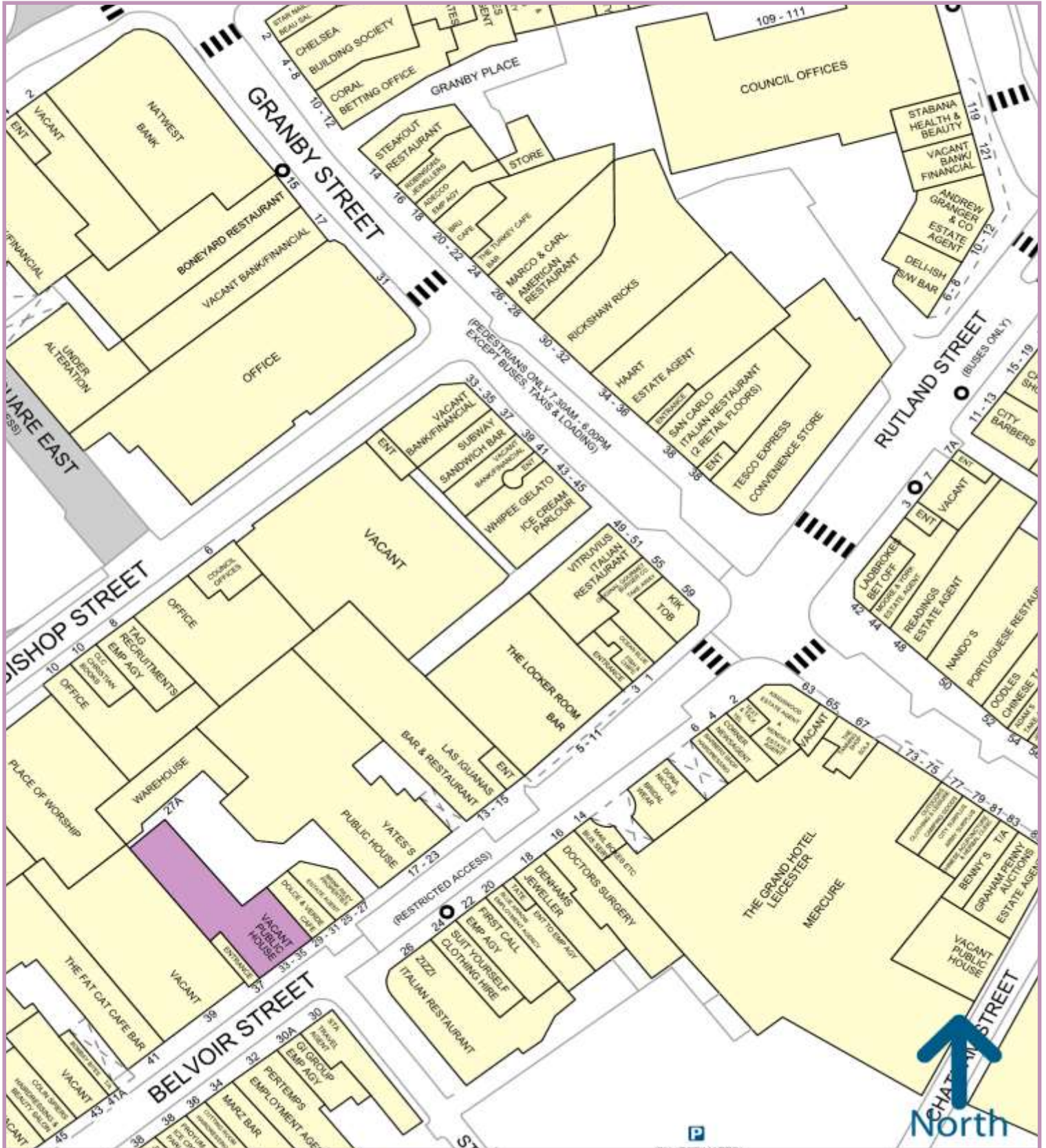
August 2018

SUBJECT TO CONTRACT

For more information on further properties:

[www.space-rpc.com](http://www.space-rpc.com)

LEICESTER  
33-35 BELVOIR STREET LE1 3SL




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