



RETAIL PROPERTY CONSULTANTS

TO LET



**LEICESTER
4-6 CHEAPSIDE LE1 5EA**

LOCATION

The property is located on Cheapside which adjoins High Street in close proximity to the entrance of Highcross Shopping Centre. Nearby retailers include Savers, Five Guys, Co-Operative Bank and Clays Butcher

DESCRIPTION

The unit comprises a ground floor retail unit with basement storage and upper floor space

ACCOMMODATION

The unit comprises the following approximate area:

Floor Area	Sq M	Sq Ft
Ground Floor	89.00	958
Basement	66.20	713
First Floor	51.85	558
Second Floor	56.11	604
Third Floor	23.41	252

RENT

£49,500 exclusive

LEASE

A new lease for a term to be agreed subject to rent reviews every 5 years

RATES

Rateable Value: £58,000

Interested parties are advised to make their own enquiries with the Local Authority, 0116 4541000.

EPC

The property has an EPC rating of D (80). The certificate is available upon request.

VIEWING

Viewing strictly by prior appointment with the sole agents

Martin Herbert

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Josh Porter

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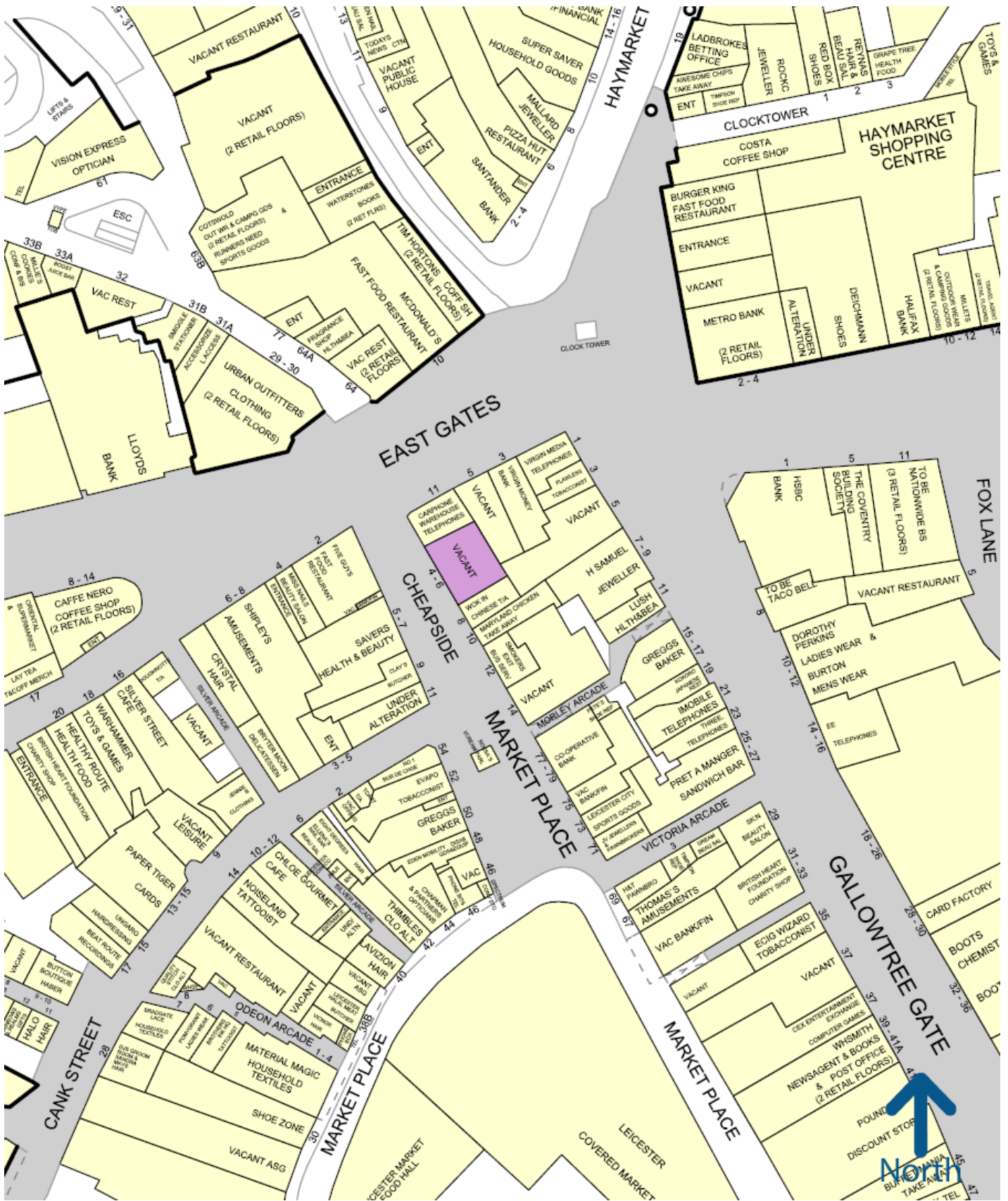
SUBJECT TO CONTRACT

For more information on further properties:

www.space-rpc.com

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