



space

RETAIL PROPERTY CONSULTANTS

TO LET

AVAILABLE IMMEDIATELY

## LEICESTER 1 HORSEFAIR HOUSE, LE1 5BP

### LOCATION

The unit fronts both Market Place and Horsefair Street occupying a high-profile position. The unit is highly visible from Granby Street and Gallowtree Gate, benefitting from the high levels of footfall drawing from the City Centre/ High Cross Shopping Centre to Leicester Train Station. The property was formerly a currency exchange.

The property comprises a ground floor retail unit, with basement storage and first floor sales.

### ACCOMMODATION

The unit comprises the following approximate areas:

Floor Area	Sq M	Sq Ft
Ground Floor	80.6	868
First Floor	191.7	2,064
Basement	5.2	56

### RENT

£42,500 per annum exclusive of VAT

### LEASE

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

### RATES

Rateable Value: £53,500

### PLANNING

The Unit is suitable for E planning use classes, to include retail, financial and food led operations, enquiries to be made through Leicester City Council 0116 454 1000

### EPC

An EPC is available upon request

### VIEWING:

Viewing strictly by prior appointment with the joint agents:

#### Martin Herbert

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#### Josh Porter

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josh.porter@space-rpc.com

#### Innes England

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October 2021

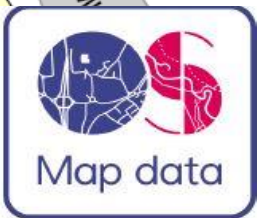
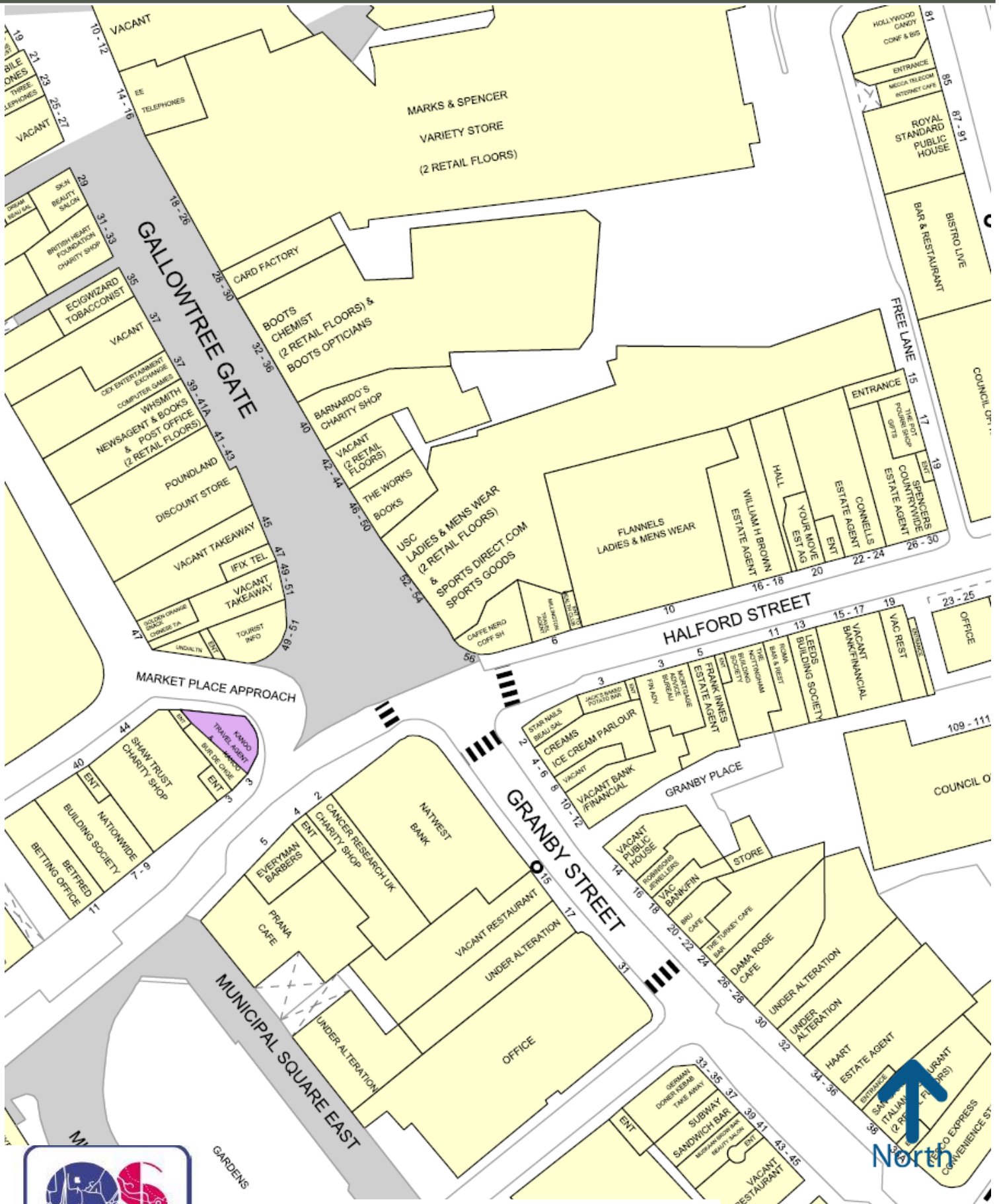
SUBJECT TO CONTRACT

For more information on further properties:

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

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1 HORSEFAIR HOUSE



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