



space

RETAIL PROPERTY CONSULTANTS

TO LET

AVAILABLE  
IMMEDIATELY

## LEICESTER

UNIT 36, 8 SILVER WALK, ST MARTINS, LEICESTER, LE1 5EW

### LOCATION

St Martin's Shopping Centre is an open-air retail scheme located within the heart of Leicester City Centre. Nearby occupiers include Fox Books, Alrodia Jewelers, The Bottle Garden, Kai, Pai, Giggling Squid, Bodega, Artistreet, Shortys, Mowgli, Bar 33 and St Martin's Coffee

The property comprises a ground floor retail unit, with a trading first floor inclusive of staff toilets

### ACCOMMODATION

The unit comprises the following approximate areas:

| Floor Area   | Sq M | Sq Ft |
|--------------|------|-------|
| Ground Floor | 55.9 | 602   |
| First Floor  | 53.6 | 573   |

### RENT

£19,500 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: £15,500

### 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

### SERVICE CHARGE

£3,551.64 per annum for the year ending 2021/ 2022.

### EPC

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

