



RETAIL PROPERTY CONSULTANTS

TO LET

AVAILABLE IMMEDIATELY

**LEICESTER
UNIT 7, 5 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 Jewellers, The Bottle Garden, Kai, Pai, Giggling Squid, Bodega, Port & Nata, 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	15.7	169

RENT

£12,000 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: £5,000

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

£500 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

0345 900 3907 / 07584 505546
martin.herbert@space-rpc.com

Josh Porter

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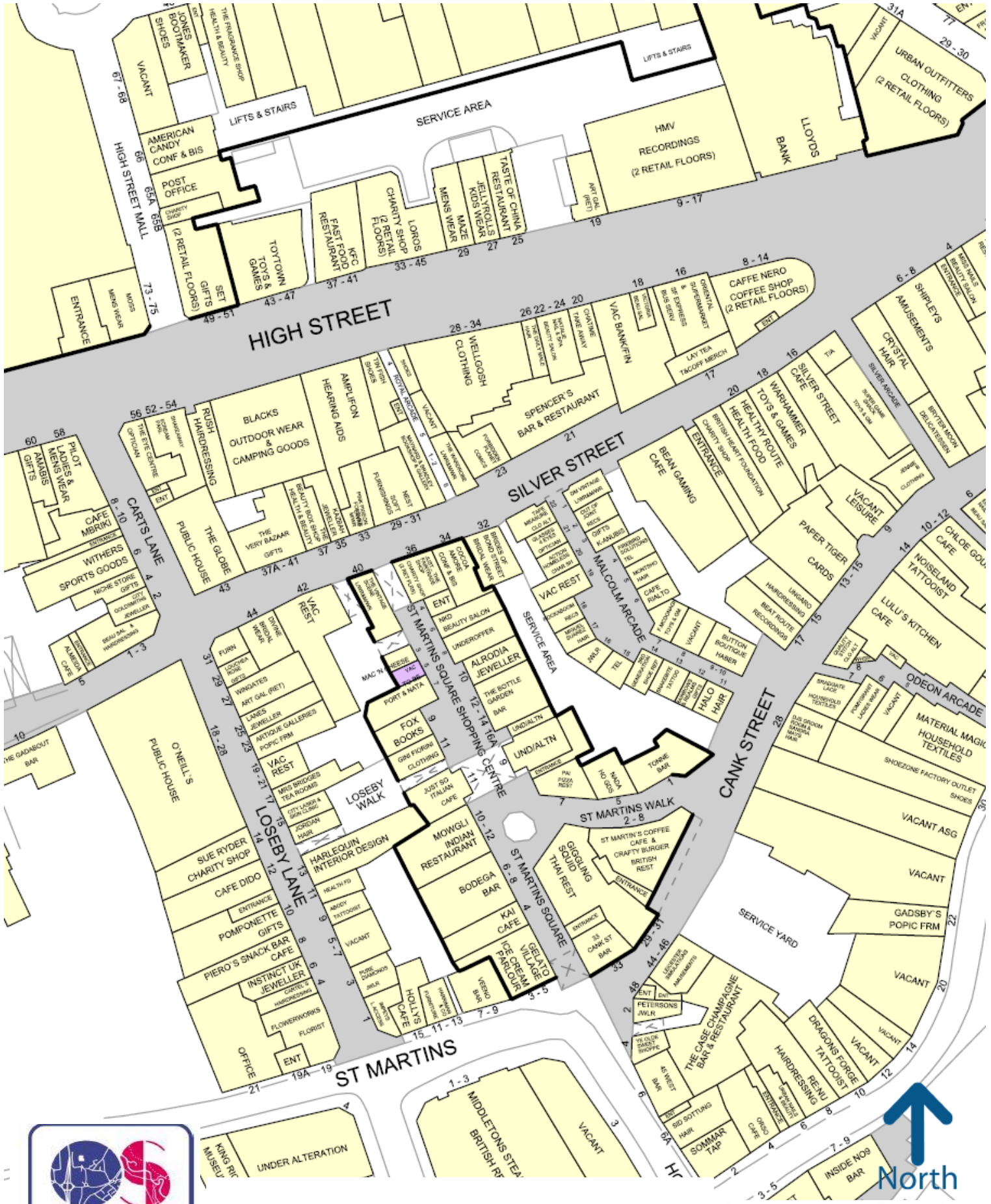
May 2022

SUBJECT TO CONTRACT

For more information on further properties: www.space-rpc.com

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LEICESTER UNIT 7, 5 SILVER WALK, ST MARTINS



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