



space

RETAIL PROPERTY CONSULTANTS

TO LET

AVAILABLE
IMMEDIATELY

LEICESTER 29 HORSEFAIR STREET, LE1 5BL

LOCATION

The unit fronts both Market Place and Horsefair Street although the primary trading frontage is off of Horsefair Street which is semi pedestrianised. The property was formerly a bank, with adjacencies being Santander and State Bank of India.

The property comprises a large open plan ground floor and ancillary storage on the first floor.

ACCOMMODATION

The unit comprises the following approximate areas:

Floor Area	Sq M	Sq Ft
Ground Floor	308.6	3,321
First Floor	28.5	306

RENT

£52,500 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: £71,000

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

EPC

An EPC has been commissioned and 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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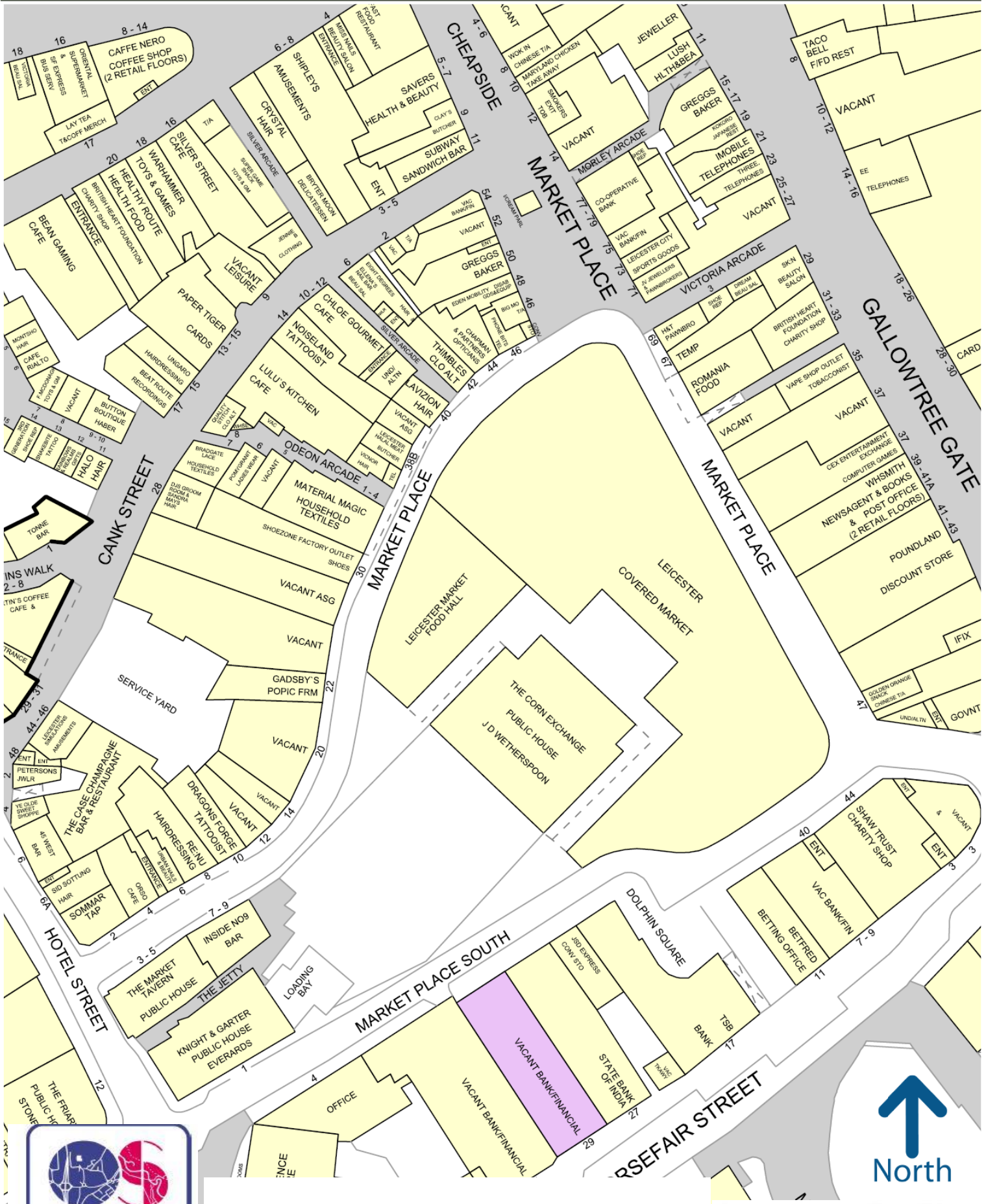
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SUBJECT TO CONTRACT

For more information on further properties:

www.space-rpc.com

LEICESTER 29 HORSEFAIR STREET



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