



spACE

RETAIL PROPERTY CONSULTANTS

TO LET

AVAILABLE  
IMMEDIATELY

## LEICESTER FIRST FLOOR, 5 GALLOWTREE GATE, LE1 5AD

### LOCATION

The unit occupies one of the most prominent first floor positions within Leicester city centre, fronting Gallowtree Gate and in close proximity to the Clock tower.

The property is currently fitted out as a hair salon, with the existing fixture and fittings available for the incoming tenant.

### ACCOMMODATION

The unit comprises the following approximate areas:

Floor Area	Sq M	Sq Ft
First Floor Sales	112.8	1,214
Kitchen	24.2	260

### RENT

£15,000 per annum exclusive of VAT

### LEASE

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

### SERVICE CHARGE

Estimated annual charge of £5,010.00 for the general upkeep and maintenance of the building and common parts

### RATES

Rateable Value: £12,750.00

### 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

The property has an Energy performance rating within band C (65) a certificate 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

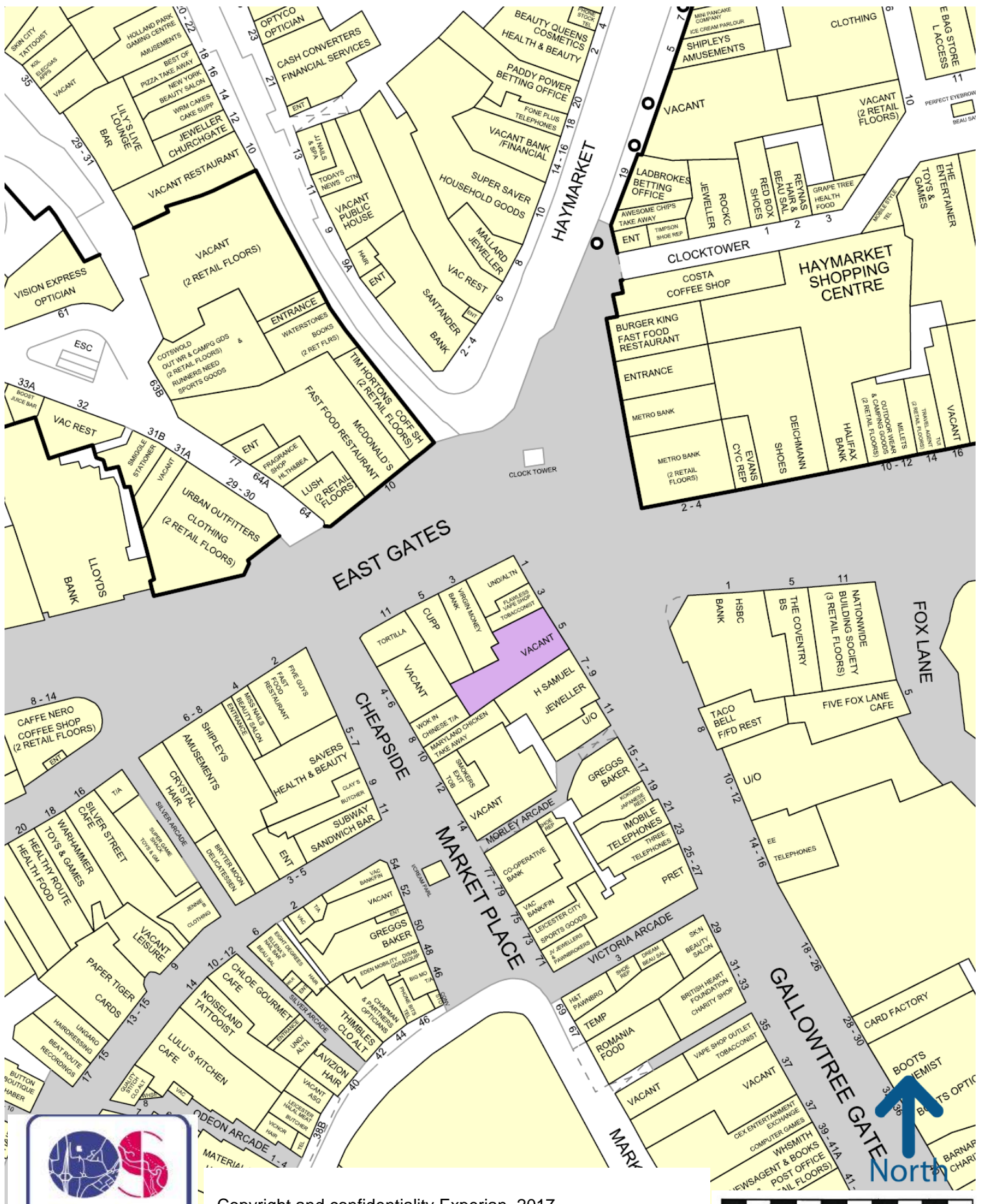
0345 900 3904 / 07823 885242  
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September 2022

SUBJECT TO CONTRACT

For further information on properties, please visit  
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50 METRES