



RETAIL PROPERTY CONSULTANTS

**PROMINENT  
RING ROAD  
RETAIL / OFFICE  
PREMISES TO  
LET**



**LEICESTER  
7, WELFORD ROAD, LEICESTER, LE2 7AD**

**LOCATION**

Situated in close proximity to Welford Place / Market Street, at the city end of Welford Road, directly opposite Mattioli Woods flagship offices on New Walk.

The property fronts Welford Road, leading from Newarke Street, which is the City Centre's main inner ring road. There is public parking immediately to the rear of the property in Newarke Street Car Park.

**DESCRIPTION**

The property comprises a double fronted retail unit suitable for a variety of uses – includes 6 rear car parking spaces

**ACCOMMODATION**

The unit comprises the following approximate area:

Floor Area	Sq M	Sq Ft
Ground Floor	60.39	650

**RENT**

£15,000 pa (including 6 car space immediately to the rear of the property)

**LEASE**

A new lease for a term to be agreed subject to upward only rent reviews every 5<sup>th</sup> year of the term.

**RATEABLE VALUE**

£7,200 (properties which fall below a rateable value of £12,000 are exempt from paying business rates)

Interested parties are advised to make their own enquiries with the Local Authority, 0116 454 1000.

**EPC**

An EPC has been commissioned and is available upon request

**VIEWING**

Viewing strictly by prior appointment with the sole agents:

**Susan Harrison**

0345 900 3909 / 07850 586581  
Susan.harrison@space-rpc.com

**Josh Porter**

0345 900 3904 / 07823 885242  
Josh.porter@space-rpc.com

December 2022

**SUBJECT TO CONTRACT**

For more information on further properties:

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

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# LEICESTER

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