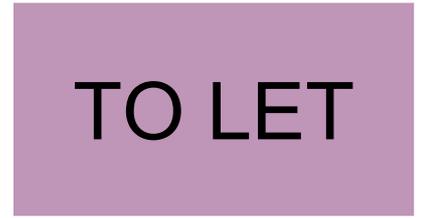




RETAIL PROPERTY CONSULTANTS



LEICESTER UNIT 35, 10 ST MARTIN'S SQUARE, LE1 5EW

LOCATION

The premises are located within the thriving St Martin's shopping centre, the home of many eclectic restaurant and retail occupiers in Leicester city centre. Occupiers include St Martin's Coffee / Crafty Burger, Kai, Bodega Cantina, Veenoo, Flappers & Gentlemen, Shortys etc. Recent additions include NKD, The Bottle Garden and Artist Street.

ACCOMMODATION

The premises comprise a ground floor retail unit with first floor ancillary accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor	45.7	492
First Floor	41.2	443

RENT

£16,000 pa

LEASE

The premises are available for a minimum 5 year term based on effectively full repairing and insuring basis.

SERVICE CHARGE

Service charge for year ending April 2018 is estimated at £3,600 pa.

RATES

Rateable Value £13,250

Interested parties are advised to make their own enquiries with the Local Authority.

EPC

Energy Asset performance rating of 114. 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

Naomi Ellwood

0345 900 3912 / 07823 885242
naomi.ellwood@space-rpc.com

April 2018

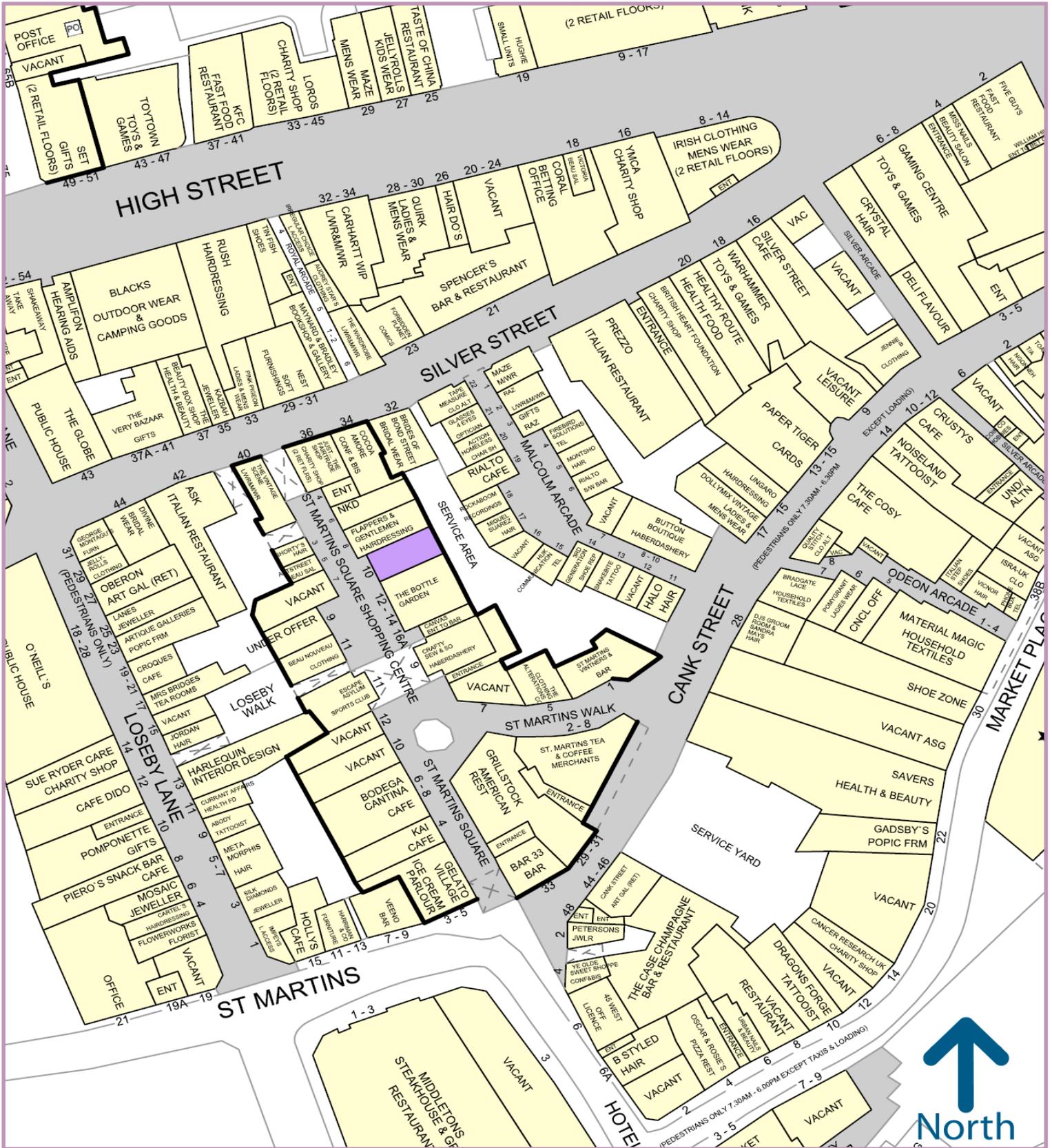
SUBJECT TO CONTRACT

For more information on further properties:

www.space-rpc.com

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LEICESTER
UNIT 35, 10 ST MARTIN'S SQUARE, LE1 5EW



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