

TO LET



Retail Unit

41 Abbey Street
Leicester
LE1 3TE

- Prominent corner position retail unit
- Located close to Leicester City Centre
- 98ft frontage
- New lease available

358.51 sq.m (3,859 sq.ft)

Rent: £25,000 per annum



Retail Unit

41 Abbey Street, Leicester, LE1 3TE



Location

Abbey Street connects Burley's Way (inner ring road) and Belgrave Gate in Leicester town centre. The property occupies a prominent position on Abbey Street, being approximately 5 minutes walk to the Highcross Shopping Centre and offering excellent road connectivity to Leicester and surrounds.

Description

The property provides an open plan retail area and further ancillary/storage. The property has a large glazed display frontage occupying a prominent position on Abbey Street. The property also benefits from mains electric and W.C. facilities.

Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Retail area	270.53	2,912
Rear ancillary/storage	87.98	947
Total NIA:	358.51	3,859

All areas are quoted in accordance with the RICS Code of Measuring Practice.

Rent

£25,000 per annum exclusive.

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Current Rating Assessment

Charging Authority: Leicester C.C.
Rateable Value: £30,250

Town Planning

We understand the property benefits from A1 (general retail). Other uses would be considered.

EPC

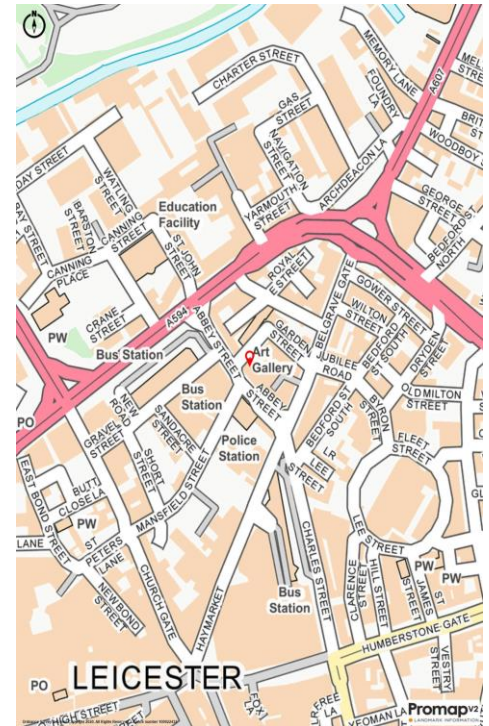
Energy Rating **D**.

Legal Costs

Each party to be responsible for their own legal expenses in connection with this transaction.

Possession

Upon completion of formalities.



Viewing

Strictly by appointment through agents:

APB

0116 254 0382

Reg Pollock

rp@apbleicester.co.uk

Will Shattock

wjs@apbleicester.co.uk

Conditions under which these details are issued
These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.