



## LEICESTER AGIN COURT, 130-140 CHARLES STREET, LE1 1LV

### LOCATION

The premises is located fronting Charles Street with the Cultural Quarter of Leicester. The immediate surrounding tenant mix includes KwikFit, Optimax, LSL Lettings, Organic Hair Room and Crystal Law.

Other nearby tenants include Ibis, Premier Inn, Pure Gym, Al Feena and Hastings Direct (60,000 sq ft). Colton Square sits to the East of Agin Court and offers 130,000 sq ft of Grade A fully let office accommodation.

The upper floors are let for residential accommodation of 1-2 bed apartments and the train station is a short 5 minutes' walk from the property. The location also benefits from a multitude of bus routes which service the surrounding area.

### RENT

£49,000 / £25,000 (per individual unit)

### ACCOMMODATION

The premises can be let as either a single retail unit or as two separate retail units. The following approximate floor areas are applicable:

|               | Sq M  | Sq Ft |
|---------------|-------|-------|
| Retail Unit A | 173.6 | 1,868 |
| Retail Unit B | 173.7 | 1,869 |

### LEASE

The premises are available on a new FR & I lease for a term to be agreed subject to rent reviews every 5 years.

### RATES

Rateable Value To be confirmed  
Interested parties are advised to make their own enquiries with the Local Authority

### PLANNING

We understand that the premises benefits from an A1 and A3 consent.

### EPC

An assessment is currently being undertaken. Further details upon request.

### VIEWING

Viewing strictly by prior appointment with the sole agents

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SUBJECT TO CONTRACT

For more information on further properties:

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

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