

# TO LET



## Upper Floor Accommodation

6 – 8 Silver Street/Cank Street  
Leicester  
LE1 5ET

- City Centre location
- Separate self contained access
- Would suit a variety of occupiers (stp)
- Close to main entrance of Highcross
- 3 Upper floors

**204.38 sq.m (2,217 sq.ft)**

**Rent: £11,750 per annum**





# Upper Floor Accommodation

Upper Floors, 6 – 8 Silver Street, Cank Street, Leicester, LE1 5ET



## Location

The property is located with the main access off Silver Street, just off Leicester's High Street. The property is approximately 100 metres from the main entrance to the Highcross Shopping Centre.

## Description

The property comprises of 3 upper floors currently laid out as a number of cellular rooms. Kitchen and w.c. provision is provided.

The Landlord will look at refurbishment of the floors, subject to tenant's requirements.

The property would suit a number of different occupiers (stp)

## Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
1 <sup>st</sup> Floor	103.58	1,111.5
2 <sup>nd</sup> Floor	74.75	805
3 <sup>rd</sup> Floor	27.25	297
<b>Total:</b>	<b>205.88</b>	<b>2,217</b>

## Rent

£11,750 per annum.

## Current Rating Assessment

The property is currently rated as a larger hereditament and will be split off once a tenant is found. All interested parties are to make enquiries to Leicester City Council as to their rating liability.

## Lease

A new internal repairing and insuring lease is available for a term of years to be agreed.

## VAT

It is understood that VAT is payable on the rent.

## EPC

Energy Rating D.

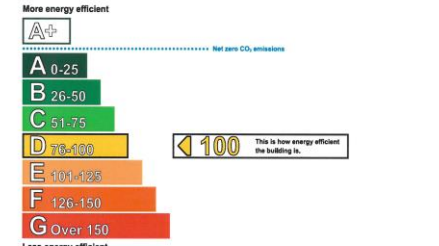
## Energy Performance Certificate

Non-Domestic Building HM Government  
Certificate Reference Number: 0747-3073-0668-0100-9325

6-8 Silver Street  
LEICESTER  
LE1 5ET

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

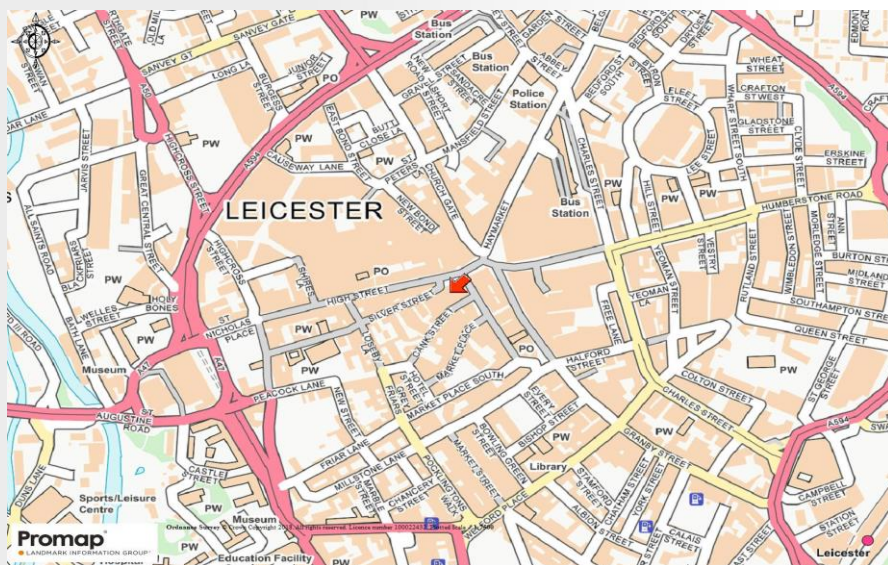


## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	515
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	158.61
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

## Benchmarks

Buildings similar to this one could have ratings as follows:
38 If newly built
112 If typical of the existing stock



## Viewing

Strictly by appointment through agents:

## APB

0116 254 0382

## Reg Pollock

[rp@apbleicester.co.uk](mailto:rp@apbleicester.co.uk)

## Will Shattock

[wjs@apbleicester.co.uk](mailto:wjs@apbleicester.co.uk)

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