

the circle

NEW WALK PLACE

Three new retail units

with open frontage seating at the foot of Leicester's historic New Walk

Centre Yourself



Location

The property occupies a prominent position fronting Welford Road (A6), Welford Place and King Street. This high profile new development sits right at the heart of Leicester on a main arterial route through the city, close to the main shopping centre together with both De Montfort University (0.51 miles) and University of Leicester (1.15 miles).

The property also sits opposite the pedestrian access to New Walk, which forms an historic and attractive pedestrianised route running from Granville Road/University of Leicester Campus to the south east, through to King Street. New Walk is an extremely attractive tree lined walkway, it was originally known as Queens Walk and was laid out in 1785 by the Leicester Corporation as a pedestrianised walkway.

The location is readily accessible by private and public transport and is convenient for City Centre shopping facilities including Highcross Shopping Centre (0.47 miles) and the Railway station on London Road (0.5 miles).



Description

The ground floor retail units form part of this newly completed development with 54 high specification residential units to the upper floors.

The three retail units form the whole of the ground floor and have been completed to a shell condition, with full glazed frontages and good floor to ceiling heights. There is a large open seating courtyard area to the front of the units which tenants will benefit from the use of. In addition, there is recessed frontage which could facilitate outdoor seating.

The adjacent property provides approx. 60,000 sq ft of office space which is let to Mattioli Woods PLC, occupation is expected in September 2018.

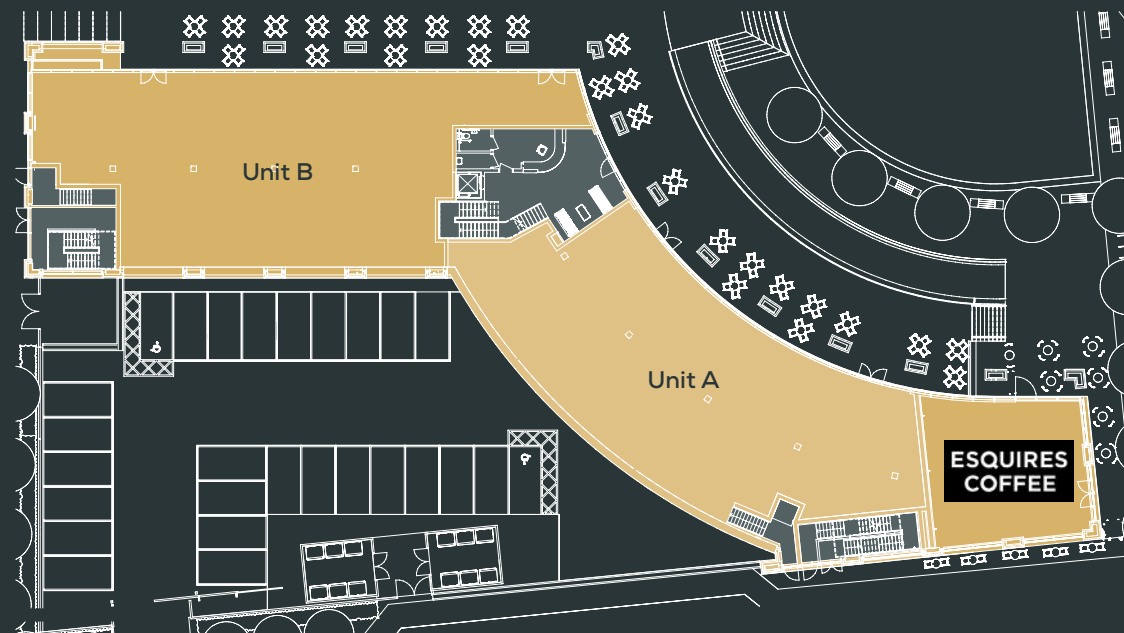
Unit areas

	Sq ft	Sq m
2 The Circle (Retail Unit B)	4,500	417.90
4 The Circle (Retail Unit A)	4,500	417.90
5 The Circle (Retail Unit C)	LET	

Each unit will benefit from external space for customer seating and amenity, details available upon application to the Agent.

Planning

The units would be suitable for uses falling under A1/A3/A4 together with the possibility of A2 or B1(a) use, subject to planning.





St Georges Tower

Leicester Railway Station

New Walk Museum

Crown Court

Haymarket Shopping

BELVOIR ST

NEW WALK

KING ST

Leicester Market

Town Hall Square

MARKET ST

WELFORD RD

A594

Magistrates Court

A594

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Richard III & Cathedral



Esquires Coffee



Unit B



Market Street

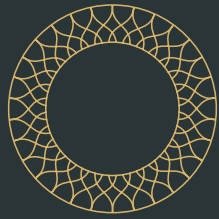


Unit A

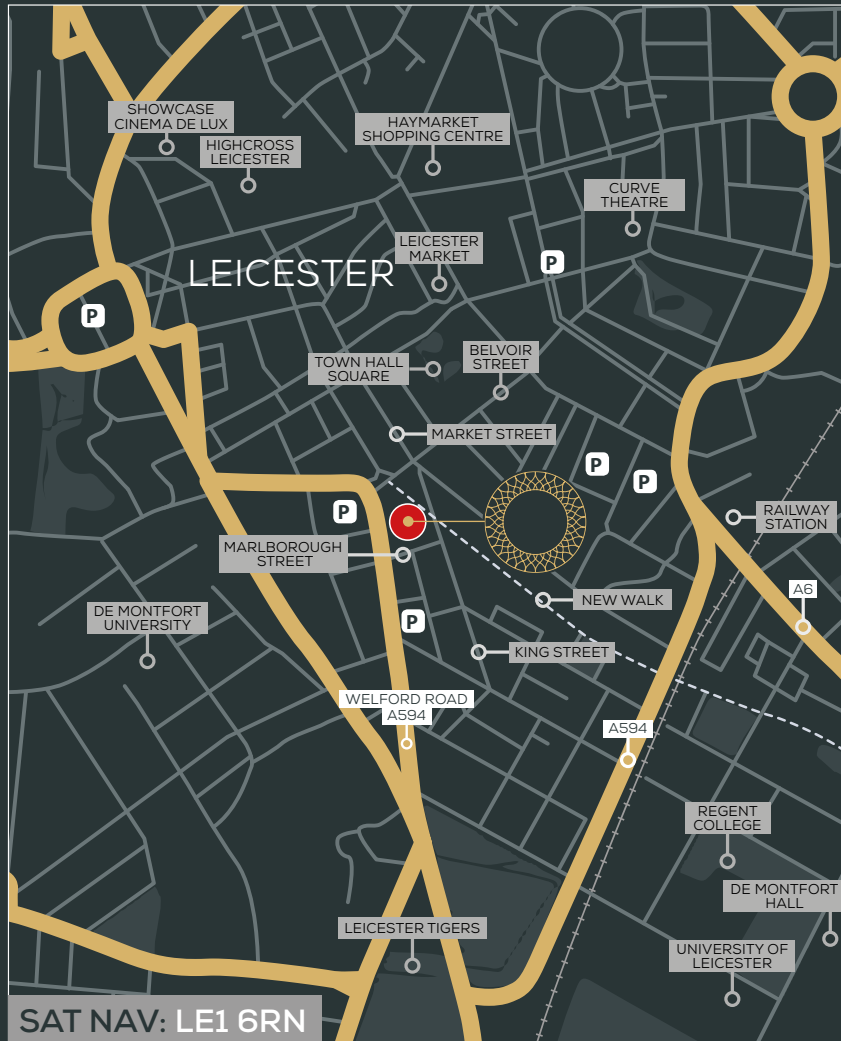


New Walk





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SAT NAV: LE1 6RN

Terms

Details on application from the joint sole agents.

Service Charge

There shall be a service charge payable towards the maintenance and upkeep of all common areas/parts of the building, details on request.

EPC

- 2 The Circle (Retail Unit A) – Band A (22)
- 4 The Circle (Retail Unit B) – Band A (19)
- 5 The Circle (Retail Unit C) – Band A (16)

Business Rates

The Business Rates are yet to be assessed.

VAT

All figures quotes are exclusive of VAT, which is applicable

Viewing

By appointment only, please contact the joint sole agents



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