



space

RETAIL PROPERTY CONSULTANTS

TO LET /
FOR SALE

DUE TO
RELOCATION

LEICESTER 7-11 HUMBERSTONE GATE, LE1 1WA

LOCATION

The premises occupy a prominent corner position fronting Humberstone Gate and Fox Lane, within the heart of Leicester city centre. The unit is adjacent to Coventry Building Society with many other multiple retailers nearby including Barclays, TUI, M&S, Ann Summers, Pandora and Deichmann. In the summer of 2019 Matalan are to open a large store nearby.

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor Sales	196	2,115
First Floor Sales	211	2,266
Basement Sales	98	1,058
Basement Ancillary	61	662

RENT

£100,000 per annum

LEASE

The property is available by way of a 10 year FR&I lease subject to a 5th year rent review.

FREEHOLD

Price on application.

RATES

Rateable Value £220,000

Interested parties are advised to make their own enquiries with the Local Authority, Leicester City Council (0116 5451005)

EPC

The property has an Energy Performance Rating within Band D (86). A certificate is available upon request.

VIEWING

Viewing strictly by prior appointment with the joint agents:

Martin Herbert

0345 900 3907 / 07584 505546
martin.herbert@space-rpc.com

Josh Porter

0345 900 3912 / 07823 885242
josh.porter@space-rpc.com

Julian Welch

Barker Storey Matthews
01733 897722

March 2019
SUBJECT TO CONTRACT

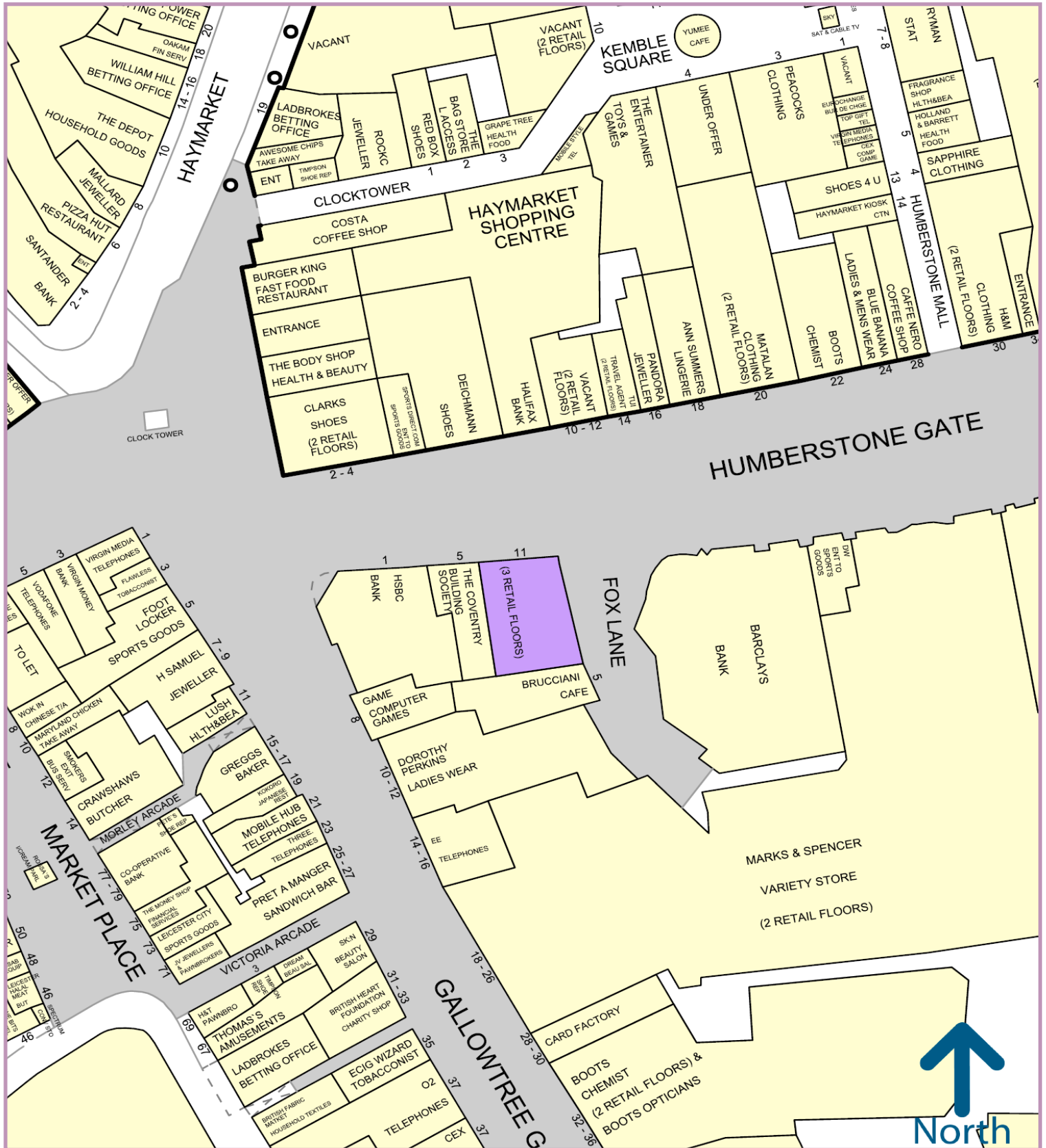
For more information on further properties:

www.space-rpc.com

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LEICESTER

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