



**Lambert
Smith
Hampton**

0116 255 2694
www.lsh.co.uk

To Let

Retail Property

Prominent Position with Return Frontage

Unit 4, 40 Silver Walk, Leicester, LE1 5ET



Location

St Martins Shopping Centre is an open air retail scheme within the heart of Leicester City Centre. Nearby occupiers include; Just Fair Trade, Panasonic and 33 Cank Street.

Description

The property occupies a prominent frontage facing Silver Walk. The property comprises ground floor sales with a return frontage along with first floor ancillary accommodation and WC's.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Accommodation

Measurements are quoted on a Net internal basis, in accordance with the RICS Code of Measuring Practice.

Floor Areas	Sq M	Sq Ft
Ground Floor	55.46	597
First Floor	45.06	485
Total Area	100.52	1,085

Business Rates

We understand from our initial enquiries the property as a rateable value of £13,500. Interested parties are advised to make their own enquiries with Leicester City Council on 0116 454 1000.

Terms

Available by way of a new full repairing and insuring lease on terms to be agreed.

Rent

£15,000 per annum exclusive

Planning

The property benefits from A1 (Shops) consent. Others uses would be suitable subject to planning.

EPC

The property has an EPC rating of G (189). A full copy of the EPC is available upon request from the agents.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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