



## To Let

## **Retail Proeprty**

# **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 occupiers 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**

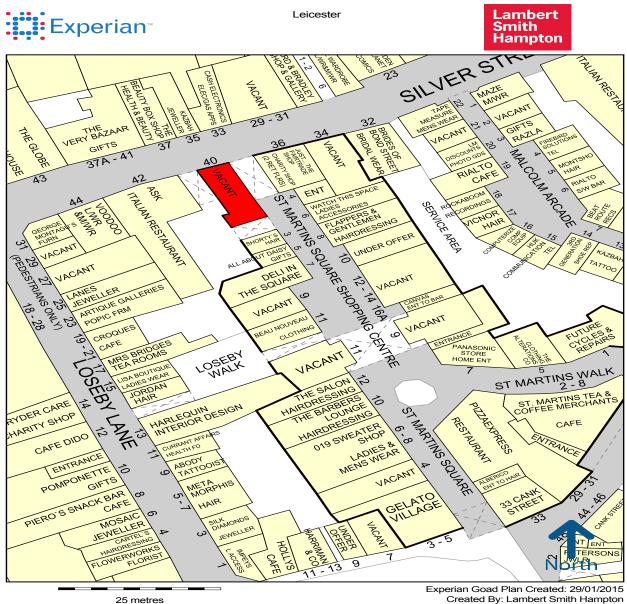
Viewing strictly by prior appointment with the joint agents:

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#### **Lambert Smith Hampton**

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



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