



PRIME SHOP TO LET

LEICESTER

UNIT 8, HAYMARKET TOWERS

CONFIDENTIAL – STAFF UNAWARE

DESCRIPTION

The property occupies a prime position fronting the pedestrianised section of Humberstone Gate. The unit is well positioned adjacent to **Superdrug** and in proximity to **Primark, H&M** and **Marks & Spencer**. **Haymarket Shopping Centre** is located directly opposite the property. Other nearby national operators along Humberstone Gate include **Boots, Pandora** and **Caffé Nero**.

Please refer to the attached copy of the Street Traders Plan.

ACCOMMODATION

The premises are arranged over ground and first floors and comprise the following approximate floor areas:

Ground Floor Sales	2,587 sq. ft.	(240 sq. m)
First Floor Storage	2,001 sq. ft.	(186 sq. m)

LEASE

A new effective full repairing and insuring lease is available for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

£125,000

per annum exclusive.

SERVICE CHARGE

The current service charge for the financial year is £5,014 per annum exclusive.

BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value:	£100,000
Rates Payable (19/20):	£50,400

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has an EPC rating of D 87. A full report is available upon request.

LEGAL COSTS

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

VIEWING

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Or, **GCW**, contacting:

Simon Morris 020 7647 4802
simon.morris@gcw.co.uk

Subject To Contract

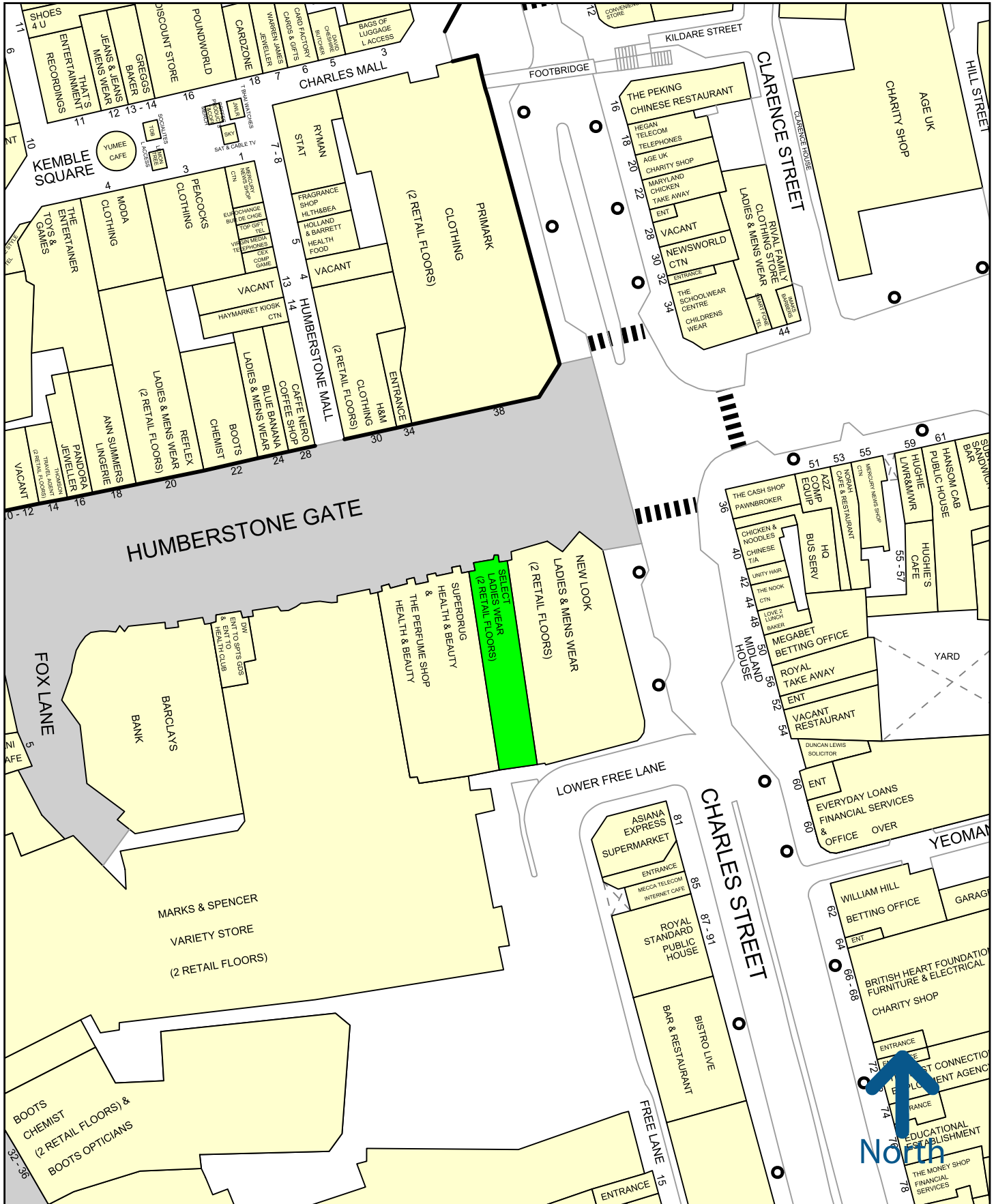
020 7659 4848

greenandpartners.co.uk

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Green & Partners is the trading name of Green & Partners LLP.
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50 metres

Experian Goad Plan Created: 18/04/2018
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