

SHOP TO LET – SUBJECT TO VACANT POSSESSION

LE1 1WA

8 HAYMARKET TOWERS, HUMBERSTONE GATE, LEICESTER



**OPPORTUNITY TO
CREATE 10,335 SQ
FT OF GF SALES**

**OPPOSITE PRIMARK
& H&M**

LOCATION

The property occupies a prominent position in a statement building adjacent to **Marks & Spencer** and opposite **Primark & H&M**. Other nearby retailers include **Boots**, **Superdrug** and **Deichmann**.

ACCOMMODATION

The premises comprise the following approximate dimensions and net internal floor areas:-

Gross Frontage	7.42 m	24 ft 4 in
Net Frontage	5.49 m	18 ft
Internal Width	7.24 m	23 ft 9 in
Shop Depth	35.47 m	129 ft 6 in

Ground Floor Sales	240.03 sq m	2,587 sq ft
First Floor Sales	185.89 sq m	2,001 sq ft

Potential for combination with the adjacent unit to create 10,335 sq ft of ground floor sales and 7,530 sq ft of first floor sales.

LEASE TERMS

A new effective full repairing and insuring lease for a term to be agreed.

RENT

£125,000 pa.

TIMING

Subject to vacant possession.

SERVICE CHARGE

£5,014 pa.

BUSINESS RATES

Rateable Value £100,000

UBR (2019/20) 50.4p

Interested parties are advised to make their own enquiries to the local authority, 0116 454 1004.

ENERGY PERFORMANCE CERTIFICATE

The property has been rated within Band D. A copy of the report is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

For further information or to arrange a viewing, please contact:

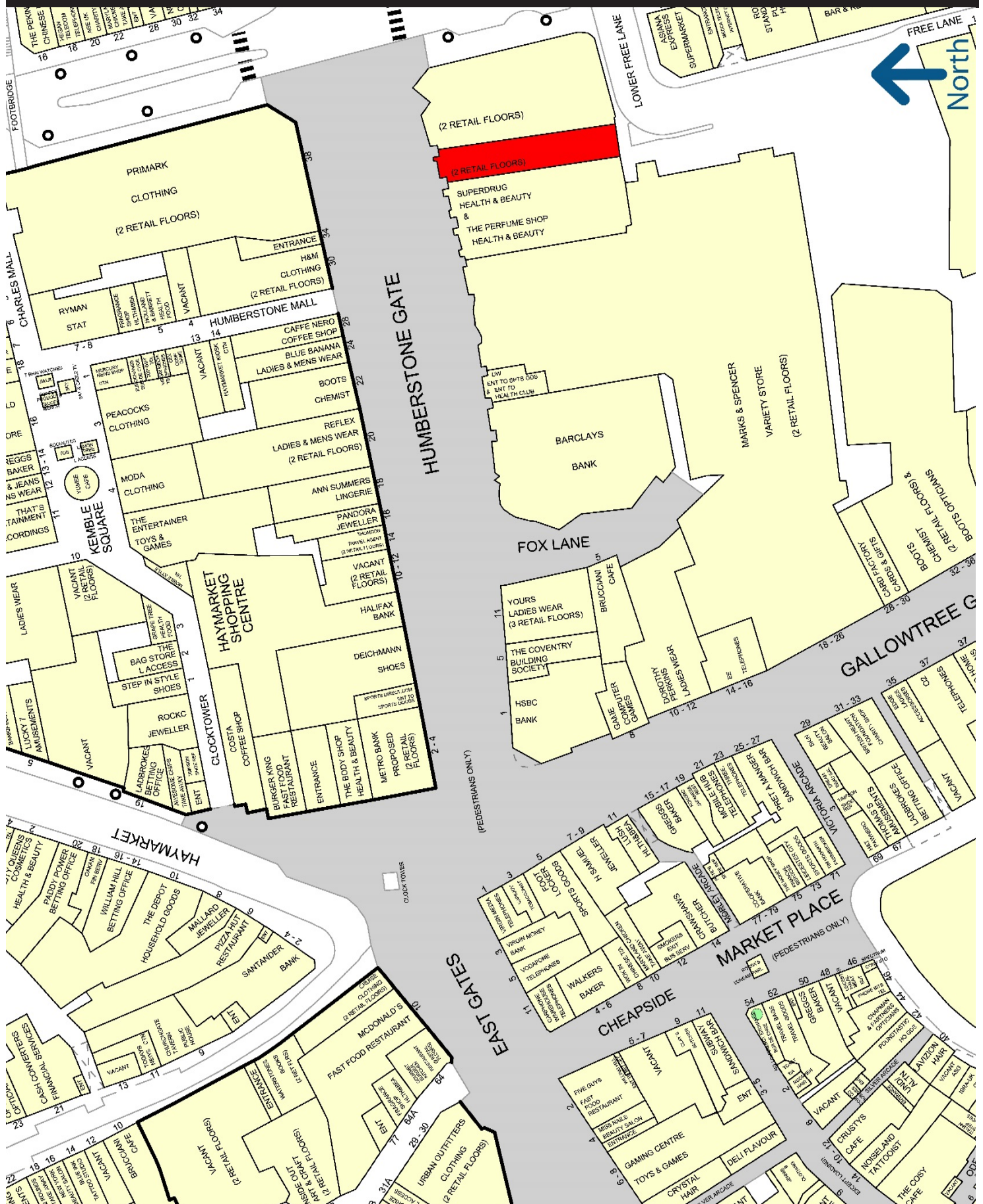
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SUBJECT TO CONTRACT APRIL 2019

Joint Agent
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