



space

RETAIL PROPERTY CONSULTANTS

TO LET

## LEICESTER UNIT 28-29 ST MARTINS SHOPPING CENTRE, LE1 5DG

### LOCATION

St Martins Shopping Centre is located in the heart of Leicester City Centre, being part of The Lanes, a unique mix of independent and eclectic retailers.

The unit is opposite St Martins Coffee with other recent entrants to the scheme including Grillstock, Bodega Cantina and Vintage Scene, joining established operators such as Gelato Village, Panasonic and Deli In The Square.

### DESCRIPTION

The unit affords a highly prominent corner position offering ground floor retail facilities and 1<sup>st</sup> floor stores

### ACCOMMODATION

Floor Area	Sq M	Sq Ft
Ground Floor	78.7	847
First Floor Stock	59.5	640

### RENT

£19,500 per annum

### LEASE

Available by way of a new effectively full repairing and insuring lease, by way of a service charge, for a minimum term of 5 years.

### RATES

Rateable Value: £21,750

Interested parties are advised to make their own enquiries with the Local Authority.

### PLANNING

The premises benefit from A1 use but consideration will be given to A2 or A3 use for which we understand the Local Authority will be supportive.

### EPC

The property has an Energy Performance Rating within Band F

### VIEWING

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**SUBJECT TO CONTRACT**

For more information on further properties:

[www.space-rpc.com](http://www.space-rpc.com)

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