

TO LET

19 De Montfort Street,
Leicester LE1 7GE
Tel: 0116 255 8888



10-12 GRANBY STREET, LEICESTER LE1 1DE

- Prime Retail Premises
- NIA 234.29 m² (2,521.9 ft²)
- Rental £30,000 per annum

SpencersDruce
NaylorParkes
Chartered Surveyors Property Consultants

LOCATION

The property is located close to the junction of Granby Street with Gallowtree Gate opposite NatWest Bank and close to Nandos, Bru Café, etc.

DESCRIPTION

The property comprises of a two storey brick built end terrace property which consists of a ground floor sales area with ancillary stores and staff facilities and further staff facilities/stores/offices on the first floor. The property also has access at the side to a small shared yard.

ACCOMMODATION

Ground Floor

Sales	91.31 m ²	983 ft ²
Stores/Ancillary	58.30 m ²	627 ft ²
WC's	--	--

First Floor

Stores/Kitchen/Offices	84.68 m ²	911 ft ²
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PLANNING

The premises have previously operated under a Sui Generis use as a bookmakers but prior to this has been used for A1 or A2 Retail uses.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected to the property.

RATES

The premises are assessed for business rates under the 2017 Rating List as follows:-

Description	Rateable Value
Shop & Premises	£29,500

TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

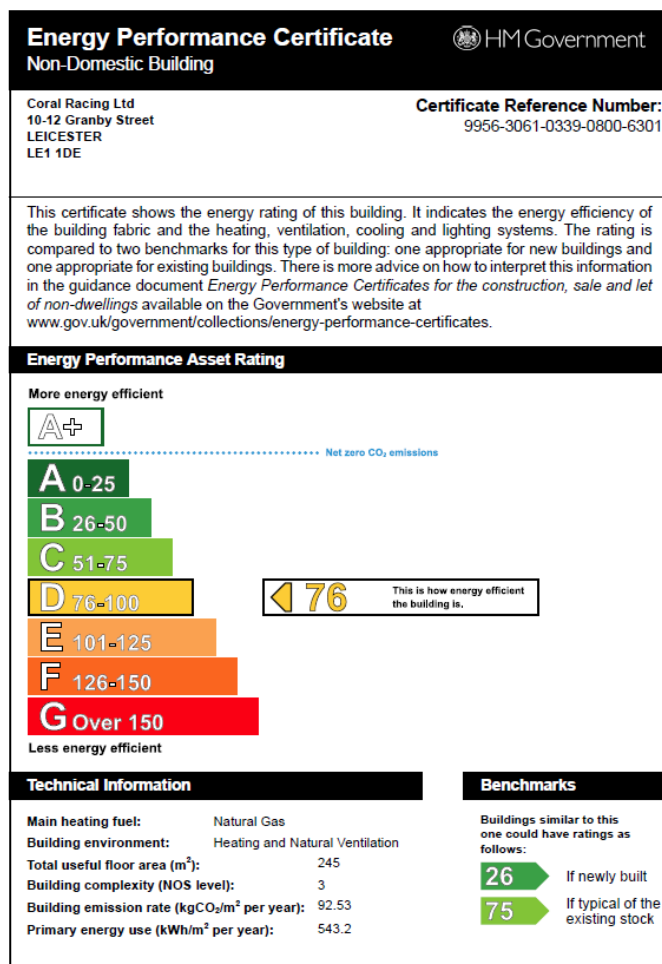
£30,000 per annum.

VIEWING

Strictly by appointment with the sole agents:-
Spencers Druce Naylor Parkes
19 De Montfort Street
Leicester
LE1 7GE

Tel: 0116 255 8888

Michael Holt
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PROPERTY MISDESCRIPTIONS: All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed nor do they form any part of any contract or warranty. Unless specified to the contrary interested parties should not be misled by the following: 1. All dimensions, distances, and floor areas are approximate and given for guidance purposes only. 2. Information given on tenancies and tenure has been provided to us in good faith and the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their solicitors. 3. Information on Rating Assessments and Town and Country Planning Matters has been obtained by verbal enquiry only from the relevant local authorities or by web based enquiry. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/lease. 4. All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no tests have been carried out prior to acquisition. 5. All prices and rents quoted are exclusive of Value Added Tax (VAT) unless expressly stated to the contrary.