



space

RETAIL PROPERTY CONSULTANTS

TO LET

FULLY  
FITTED CAFÉ

## LEICESTER 18 MARKET STREET, LE1 6DP

### LOCATION

The premises are located fronting Market Street with an excellent mix of regional and national retailers in the immediate vicinity including, Royal Bank of Scotland, McDonalds, 200 Degrees, George Tarratt Jewellers, Fat Face and White Stuff.

The former Fenwick Department Store is to be redeveloped incorporating 4 x ground floor restaurants, a basement gym and a 96 x bed Aparthotel on the upper floors.

### ACCOMMODATION

The premises comprise a ground floor retail unit with disabled wc, a fitted kitchen and stores in the basement, 1<sup>st</sup> floor seating and additional storage on the 3<sup>rd</sup> floor. The following approximate floor areas are applicable:

Floor Area	Sq M	Sq Ft
Ground Floor	56.1	604
Basement	62.0	668
First Floor	42.2	454
Second Floor	27.3	294

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### RENT

£29,950 per annum

### LEASE

The premises are available on a new FR & I lease for a term to be agreed subject to rent reviews every 5 years.

### RATES

Rateable Value: £29,000

The 2017 RV may be subject to Transitional Relief. Interested parties are advised to make their own enquiries with the Local Authority.

### EPC

The premises have an EPC rating of 186.

### VIEWING

Viewing strictly by prior appointment with the sole agents

**Martin Herbert**

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August 2018

SUBJECT TO CONTRACT

For more information on further properties:

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

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