



space

RETAIL PROPERTY CONSULTANTS

TO LET

LEICESTER UNIT 3, 21 HOTEL STREET, LE1 5AW

LOCATION

The premises front Hotel Street, a busy thoroughfare linking Market Street with St Martin's Shopping Centre and ultimately Highcross Shopping Centre. The unit is adjacent to Bonzai Sushi and Shuropody, with other nearby retailers including McDonalds, Henry Smith and Hamylton opticians, Max Spielmann and Age UK.

DESCRIPTION

The premises comprise a well fitted retail unit offering clean unencumbered sales with a disabled ramp and stairs leading to ancillary office, storage and wc accommodation. A basement offers further stores and kitchen facilities.

ACCOMMODATION

Internal width 7.5m 24'08"

Floor Area

	Sq M	Sq Ft
Ground Floor Sales	156.03	1,683
Ground Floor Anc	20.58	222
Basement Stores	86.43	930
Kitchen	10.58	114

RENT

£37,500 per annum

LEASE

The premises are available by way of a new FR&I lease (by way of service charge) for a term to be agreed and subject to rent reviews every 5 years.

RATES

Rateable Value 2017 (draft) £40,000

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

EPC

An EPC has been requested and will be made available to interested parties.

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

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