



space

RETAIL PROPERTY CONSULTANTS

TO LET

## LEICESTER UNIT 2, 34 SILVER STREET

### LOCATION

St Martin's Shopping Centre is a trendy retailing scheme within Leicester City Centre which houses fashionable clothes and accessory retailers, homeware stores and restaurants, among others.

### DESCRIPTION

The unit is set over 3 floors with ground floor retail, ancillary basement and first floor stores.

### ACCOMMODATION

Using measurements taken on site the property extends to the following net internal area;

Floor Area	Sq M	Sq Ft
Ground Floor	59.18	637
First Floor	54.44	586

### RENT

£17,500 pax

### LEASE

The property is available on a new lease for a term to be agreed.

### PLANNING

The premises are registered for A1 use as per the Town & Country (Use Classes) Order 1987.

### RATES

Rateable Value	£15,750
Rates Payable	£7,418.25

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

Energy Performance Asset Rating of F. Certificate available on request.

### VIEWING

Viewing strictly by prior appointment with the joint agents

#### Martin Herbert

0345 900 3907 / 07584 505546  
martin.herbert@space-rpc.com

#### Matt Revill

Lambert Smith Hampton  
0116 2045973  
mrevill@lsh.co.uk

January 2014

SUBJECT TO CONTRACT

For more information on further properties:

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



# LEICESTER UNIT 2, 34 SILVER STREET



50 METRES

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