

TO LET



Retail Premises

Unit 3
2 Lee Street
Lee Circle
Leicester
LE1 3AT

- Brand new retail premises
- City Centre location
- New lease available
- Suitable for alternative uses (stp)

146.0 sq.m. (1,572 sq ft)

Rent: £18,750 per annum



Retail Premises

Unit 3, 2 Lee Street, Lee Circle, Leicester, LE1 3AT



Location

The subject property is located on Lee Circle, approximately 200 yards from the Inner Ring Road and equidistant to the Leicester City Centre.

The unit occupies a position in closed proximity to the new Bus Depot on Charles Street and provides good access to the City and surrounds. Nearby retailers include Wilkos and Sainsburys.

Description

This ground floor retail units will form part of a new 42 unit residential development which can be made available with the adjoining retail unit.

The unit will be provided in a shell condition with capped services ready to receive ingoing Tenants fit-out and will benefit from individual loading facilities to the rear.

Accommodation

The property offers the following accommodation:

	Sq.m.	Sq. ft.
Unit 3	146.0	1,572

All areas are quoted in accordance with the RICS Code of Measuring Practice.

Rent

£18,750 per annum.

Services & Heating

The properties will benefit from 3 phase electrics, water and drainage. There will be no gas.

Lease

The properties will be let on full repairing and insuring leases for a term of years to be agreed.

Current Rating Assessment

Charging Authority: Leicester C.C.

Rateable Value: To be assessed.

Planning

It is understood that the units will benefit from A1 (shops) and A3 (restaurant) retail use and restricted D2 (assembly & leisure) use. Other uses may be suitable subject to planning.

VAT

It is understood that VAT will be payable in respect of all rents.

Possession

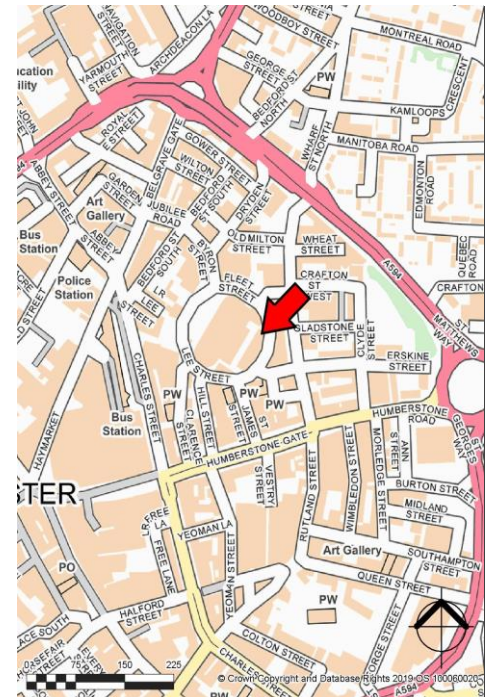
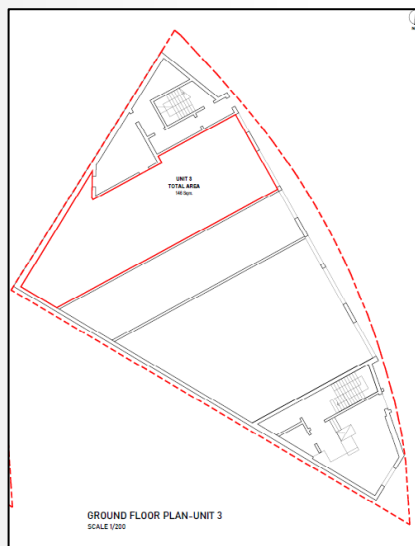
Immediately following completion of legal formalities.

EPC

Information regarding the energy efficiency of the building will be provided at the appropriate time.

Legal Costs

Each party are to bear their own legal costs.



Viewing

Strictly by appointment through agents:

APB

0116 254 0382

Reg Pollock

rp@apbleicester.co.uk

Will Shattock

wjs@apbleicester.co.uk

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and 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; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.