



75 Market Place, Leicester, Leicestershire LE1 5EN

City centre retail premises

- ▶ **Attractive 4 Storey building**
- ▶ **Offering flexible retail accommodation**
- ▶ **Situated in close proximity to Highcross Shopping centre**
- ▶ **141.8 sq m (1,527 sq ft)**

For enquiries and viewings please contact:



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Location

The property occupies a prominent trading position along the east side of Market Place within the heart of the pedestrianised shopping area of Leicester. Market Place is the principle link between the outdoor Leicester Market and the main entrance to the Highcross Shopping Centre. National occupiers in the vicinity including; Greggs, Carphone Warehouse, Subway, Savers and Five Guys.

Description

The property comprises a Grade II listed 4-storey building of solid red brick construction beneath a pitched slated roof, incorporating a flush fronted timber framed shop front at ground floor level with timber framed sash windows to the upper floors.

Internally the property has been arranged to provide flexible retail accommodation at ground floor level with offices, storage and WC's above. There is also a basement which is accessed via a trapdoor.

Accommodation

	Sq M	Sq Ft
Ground Floor	52.4	564
First Floor	32.6	351
Second Floor	28.4	306
Third Floor	28.4	306
Total	141.9	1,527

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

All mains services are connected to the premises.

Planning

The premises have an authorised use as Banking Unit within (Class A2) of the Town and Country planning (Use Classes) order 1987 (as amended). The property could be suitable for alternative uses, subject to planning.

Tenure

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

Business Rates

Rateable value (2019/20): £23,000

Rent

Leasehold: £29,000 pax

VAT

All figures quoted are exclusive of VAT, if applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC has been requested.

Viewings

Viewings are by appointment with Innes England.

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