



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Leicester, 16 High Street, LE1 5YN

Retail Premises - Leasehold



### LOCATION

The subject property is situated in a prominent position along the pedestrianised section of the High Street opposite HMV, Lloyds Bank and High Cross Shopping Centre. The property is also adjoined by the following multiple retailers Games Workshop, British Heart Foundation, Prezzo, Urban Outfitters, Blacks, KFC and House of Fraser.

The accommodation comprises substantial ground floor retail accommodation with dual frontages onto both Silver Street and High Street. The property also benefits from basement storage and substantial first and second floor accommodation which could be used as ancillary retail or self contained office accommodation.

### ACCOMMODATION

Ground Floor Sales	159.1 m <sup>2</sup>	1,712 sq ft
First Floor Sales/Offices	140.61 m <sup>2</sup>	1,513 sq ft
Second Floor Offices/Storage	140.6 m <sup>2</sup>	1,514 sq ft
Basement	141.49 m <sup>2</sup>	1,523 sq ft

### TENURE

The property is available by way of a new sub lease for a term of years to be agreed up to the 17<sup>th</sup> March 2023.

The property is available as a whole or can be sub divided to let



separately as a ground floor retail unit with basement ancillary and/or self contained first and second floor office accommodation. Full details on application.

### RENT

On Application

### RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value £49,500

Interested parties should verify this information with the local rating authority.

### PLANNING

Subject to planning the property can be used for any purpose within class A1/A2/A3 or B1.

### EPC

Awaited.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### TIMING

The property is available upon completion of legal formalities. The property is currently temporarily occupied by way of the YMCA.

### VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

### CONTACT

Chris Gaskell

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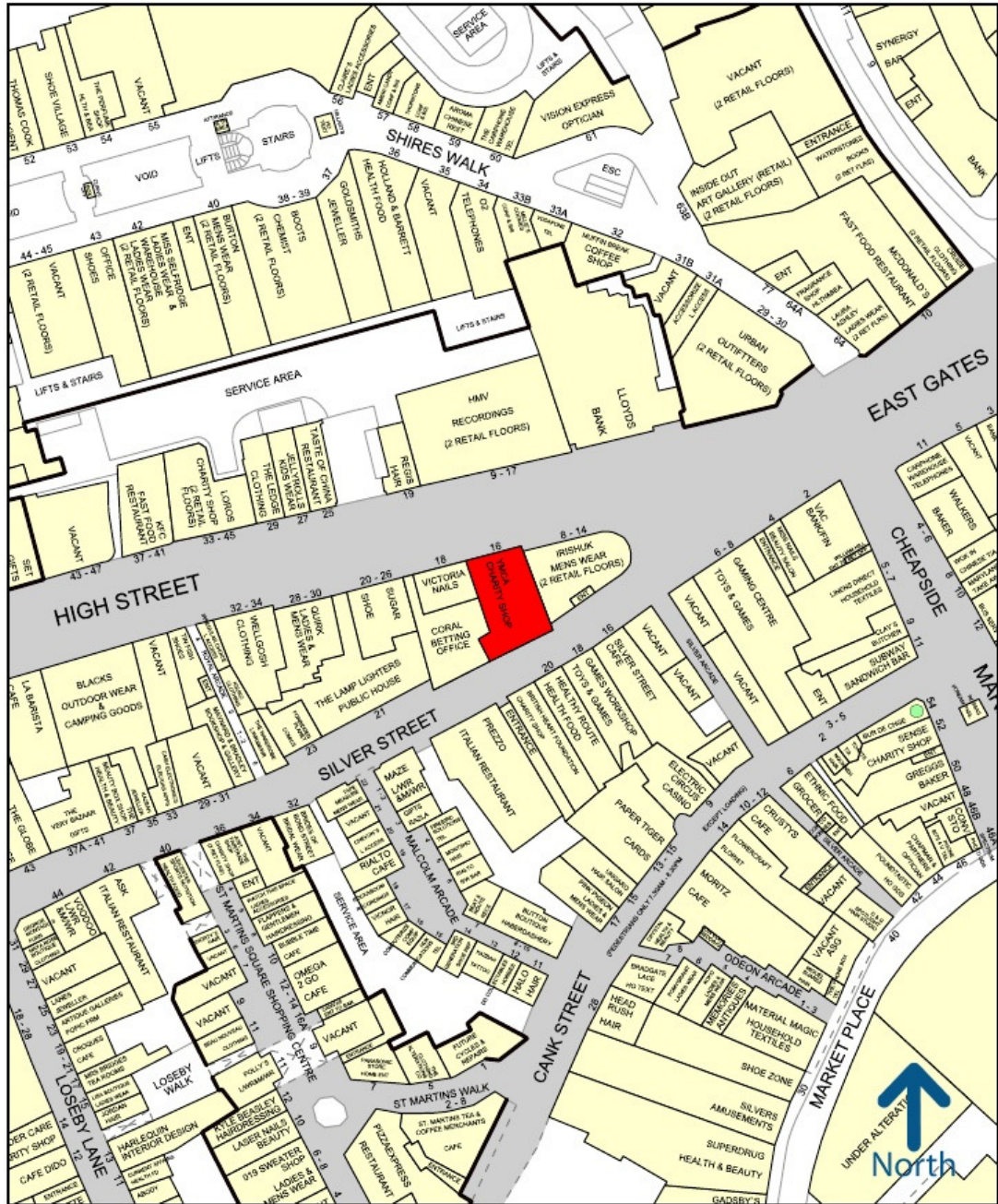


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Leicester



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