
Units 1 & 2 | 1-3 Hotel Street
Leicester | LE1 5AW

Prominent Retail and Leisure Units

From 76.33m² (822ft²) To 249.68m² (2,688ft²)



- **Busy location close to the niche retail area of The Lanes and St Martins Shopping Centre**
- **Unit 1 – ground floor sales 822ft²**
- **Unit 2 – ground floor sales 1,866ft²**
- **Suitable for alternative use as restaurant/coffee shop**
- **Rear access yard for loading**
- **Nearby occupiers include Brewdog and Grillstock**



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To Let



Location

The premises occupy a busy location between St Martins Shopping Centre and Leicester Covered Market and comprise part of a refurbished former banking hall within an area favoured by niche independent retailers including Cellini Shoes, Cymbiosis Home Entertainments, Petersons Jewellers, Brewdog and Grillstock.

The Property

The building has been refurbished to provide two separate retail units ready for fitting out. The units are available separately or could be combined. Servicing is via the shop entrance from Hotel Street.

Accommodation

The units comprise the following approximate dimensions and the floor areas:

Unit 1	m ²	ft ²
Internal Width (front)	17.4	57'1"
Shop Depth (max)	5.9	19'4"
Ground Floor NIA	76.33	822

Unit 2	m ²	ft ²
Internal Width (front)	9.6	31'6"
Shop Depth	15.1	49'6"
Ground Floor NIA	173.35	1,866
Basement Ancillary	131.55	1,420

(This information is given for guidance purposes only)

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Lease

The units are available to let by way of a new effectively full repairing and insuring lease with service charge towards repairs to the building and common parts for a term by negotiation subject to five yearly upward only rent reviews.

Rent

The units are available as follows:

- Unit 1 £22,500 per annum exclusive
- Unit 2 £35,000 per annum exclusive

VAT

VAT is payable on the rent at the standard rate.

Planning

Planning consent has been obtained for:

- A1 (Shops)
- A2 (Financial & Professional Services)
- A3 (Restaurants/Cafes)

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Leicester City Council Planning Department on 0116 252 7000.

Business Rates

To be assessed upon completion.

SAT NAV: LE1 5AW

Unit 1

Unit 2

For further information or to arrange to view please contact:

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