

To Let

Retail

Retail Shop

Unit 19, 9 St Martin's Walk, Leicester, LE1 5DE



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. Annual footfall is 1.35 million.

Occupiers include Original Cookware Co, Set Design & Gifts, Pollys, Leicester Hi Fi and Pizza Express.

Description

The property is set over two floors with ground floor sales area and first floor store/prep area.

Planning

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

Rent

£9,500 pax

Accommodation

Using Measurements taken on site the property extends to the following Net Internal Area;

Floor Area	Sq M	Sq Ft
Ground Floor Sales	24.62	265
First Floor Stores	32.95	355
Total	57.57	620

Business Rates

The premises is currently assessed as 'Shop & Premises' with the following rateable value;

2010 Rateable Value: £7,900 Rates Payable 12/13: £3,618.20

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

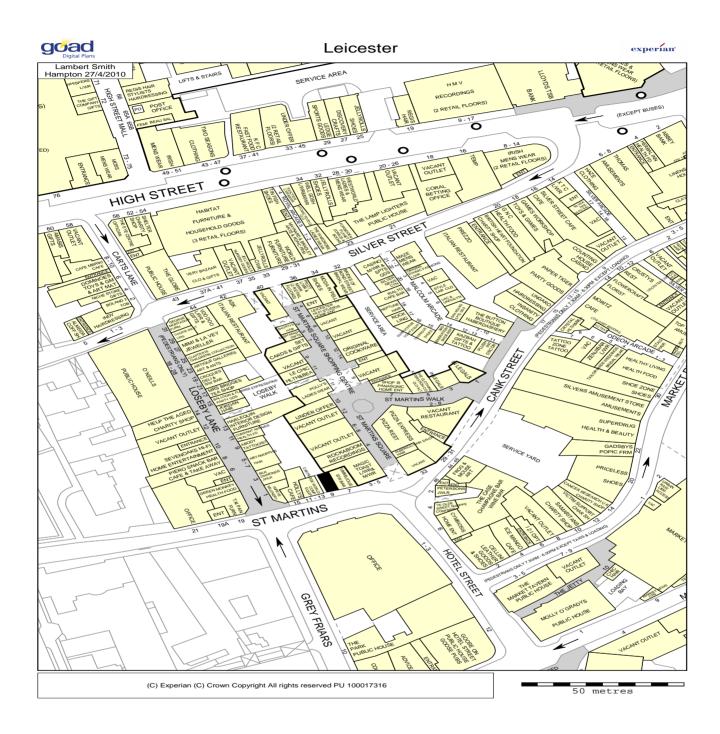
Each party to be responsible for their own legal costs incurred in any transaction.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Martin HerbertMike SmithSpaceLambert Smith Hampton07584 50554607725 245564martin.herbert@space-rpc.commsmith@lsh.co.uk

Unit 19, 9 St Martin's Walk, Leicester, LE1 5DE



- De Lambert Smith Hampton
 Disclaimer. Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

 (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.

 (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warrantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must statisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

 (iii) No employee of LSH has any authority to make or give any representation or warranty, arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.

 (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

 (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given frauduently by LSH.

 (vi) In the case of new development or referb

April 2012

