

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 Herbert

Space

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Leicester



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April 2012

**Lambert
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