

# TO LET

## UPPERTON ROAD, LEICESTER - BUSY ROADSIDE UNIT

4,639 sq. ft. retail/leisure unit  
Consent for a variety of uses A1- A5, D1 and D2

20,000 vehicles passing per day and 10,000 people living within 500m (536 students living on site)

**NISBETS**



To Let - 4,639 sq.ft.

Let - 3,435 sq.ft.

Let - 1,915 sq.ft.



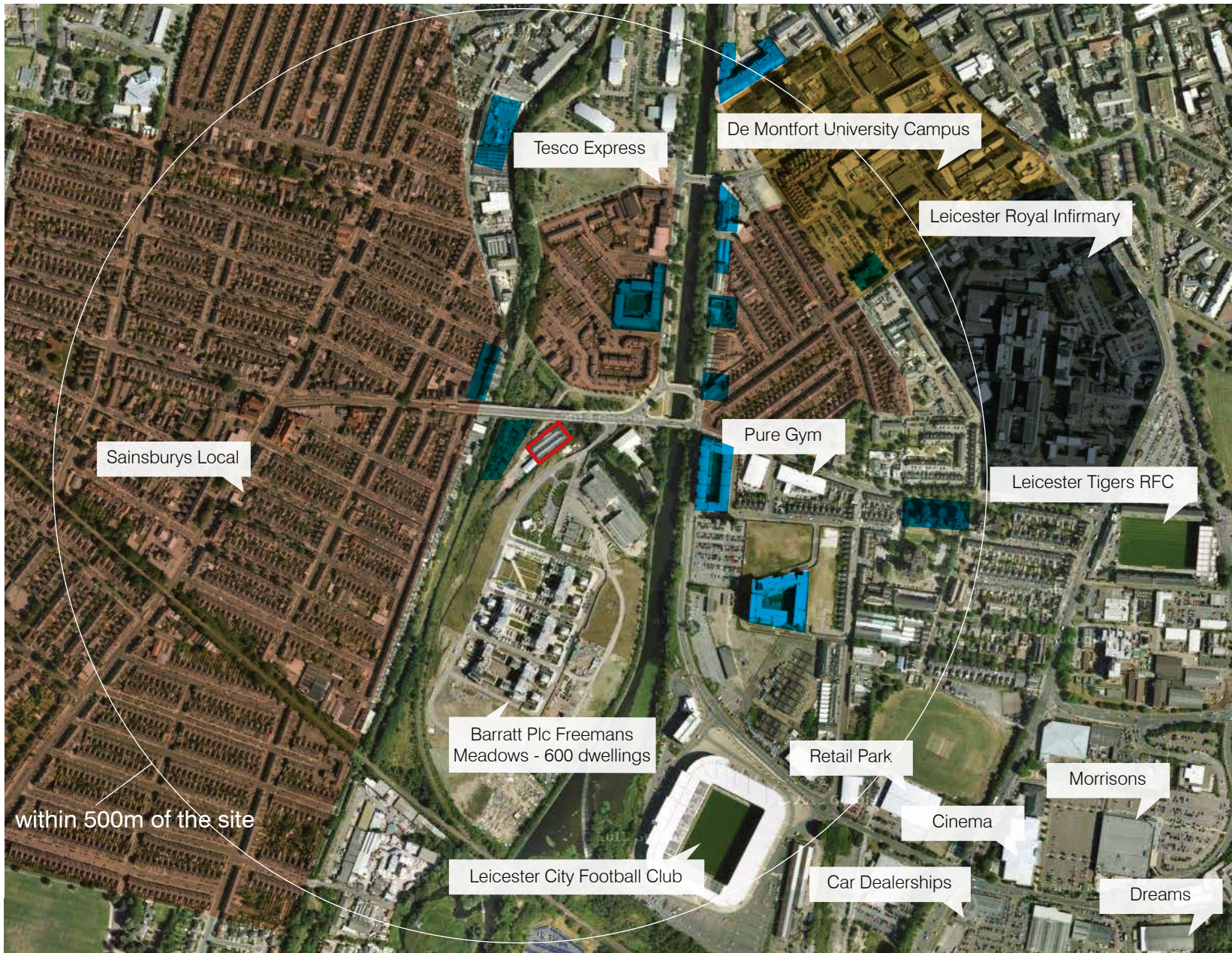
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TO LET  
UPPERTON ROAD, LEICESTER



# LEASEHOLD OFFERS INVITED RENT - BY NEGOTIATION. RATES PAYABLE £22,800 ANNUALLY



A unique former Railway Building fronting Upperton Road, which links to the busy A5460 Narborough Road leading from the M1 junction 21, and located approximately 1.5 miles south west of Leicester City Centre.

The premises are located adjacent to Sulets Student development scheme which, in addition to 536 Student units, includes 17,150 sq ft of retail accommodation in the ground floor of Sulets building let to a busy Lidl. The site has over 100 car parking spaces.

Within the immediate vicinity are various roadside, leisure and retail uses which serve the greater South West Leicester area, including De Montfort University, Leicester Royal infirmary, Leicester City Football Club and Leicester Tigers.

Planning consent has been granted for A1 – A5 and D1 and D2 uses.

Parts of the unit are now let to Starbucks and Evans Cycles. Expressions of interest are invited from operators seeking retail and leisure uses for 3,435 sq. ft.

	HOUSING
	LEICESTER ROYAL INFIRMARY
	DE MONTFORT UNIVERSITY CAMPUS
	STUDENT ACCOMMODATION
	Total
	5001