



RETAIL PROPERTY CONSULTANTS



LEICESTER UNIT 8 ST MARTIN'S SHOPPING CENTRE, 7 SILVER WALK

LOCATION

St Martin's Shopping Centre is an open retail scheme within the heart of Leicester City Centre. Retailers within the scheme include Just Fair Trade, Pizza Express, Urban Chic and Panasonic.

DESCRIPTION

The property comprises a two storey retail unit with ground floor sales and first floor stores.

ACCOMMODATION

Using measurements taken on site the property extends to the following net internal area;

Floor Area	Sq M	Sq Ft
Ground Floor Sales	56.11	604
First Floor	19.42	209
Total	75.53	813

RENT

£17,500 pax

LEASE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

PLANNING

The premises benefit from A1 (Shops) consent.

RATES

Rateable Value	£15,250
Rates Payable	£7,182.75

Interested parties are advised to make their own enquiries with the Local Authority.

VIEWING

Viewing strictly by prior appointment with the joint agents

Martin Herbert

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January 2014

SUBJECT TO CONTRACT

For more information on further properties:

www.space-rpc.com

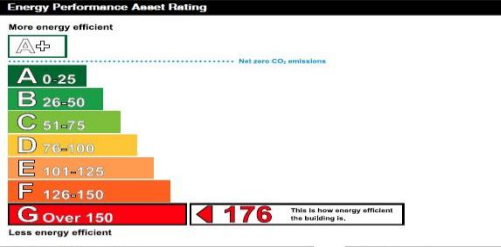
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Energy Performance Certificate HM Government
Non-Domestic Building
7 Silver Walk
LEICESTER
LE1 6EW
Certificate Reference Number:
0091-9356-5630-7800-4703

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.



Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 104
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 203.13

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

84 If typical of the existing stock

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