

## Retail Unit

- Rent £39,000 pax
- High footfall area
- Could be suitable for Restaurant/Bar Use (STP)
- Ground floor sales 1,508 sq ft

For enquiries and viewings please contact:



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**6-8 Market Street, Leicester, Leicestershire LE1 6DP**

### Location

Market Street is situated in the heart of Leicester City Centre and benefits from a high footfall. It is a popular pedestrianised retail location with a mixture of fashion brands and jewellers clustered together with a variety of upmarket bars and coffee shops.

### Description

A ground floor retail unit which comprises an open plan sales area with storage, office, kitchen, WC amenities and basement ancillary storage.

### Accommodation

	Sq M	Sq Ft
Ground Floor	140.1	1,508
Ancillary Accommodation	30.1	324
Basement	81.8	880
<b>Total</b>	<b>251.9</b>	<b>2,712</b>

### Planning

We have made enquiries of Leicester City Council who advise that the premises has a current planning consent for use as Class A1, under the Use Classes Order 1987.

The property could be suitable for other uses, subject to planning.

### Tenure

A new lease will be granted on terms to be agreed.

### Rates

Rateable Value: £57,000

Rates Payable: £27,303

### Service Charge

A service charge shall be payable for the maintenance and upkeep of common areas of the building. Details are available on request.

### Rent

£39,000 p.a.x.

### VAT

All sums quoted exclusive of VAT if applicable.

### Legal Costs

Each party will be responsible for their own costs.

### EPC

The premises has an EPC assessment of: C 54

### Viewing

Viewings are by appointment with sole agents Innes England.

Date Produced: 16-Sep-2019





