



space

RETAIL PROPERTY CONSULTANTS

TO LET

## LEICESTER UNITS 33-34, 12-14 SILVER WALK, ST MARTINS SHOPPING CENTRE, LE1 5EW

### LOCATION

St Martin's Shopping Centre is an open air retail scheme within the heart of Leicester City Centre. Nearby occupiers include Watch This Space, Shorty's and Flappers & Gentlemen.

### DESCRIPTION

The property is set over two floors with ground floor sales and first floor sales, ancillary storage and WC.

### ACCOMMODATION

Floor Area	Sq M	Sq Ft
Ground Floor	87.17	938
First Floor	67.73	729
Total Area	154.87	1,667

### RENT

£25,000 per annum exclusive

### LEASE

Available by way of a new full repairing and insuring lease on terms to be agreed.

### PLANNING

The property benefits from A3 consent, whilst also being suitable for A1 and A2. Other uses would be suitable subject to planning.

### RATES

Rateable Value £26,750

Interested parties are advised to make their own enquiries with the Local Authority on 0116 454 1000.

Energy Performance Asset Rating of C. Certificate available on request.

### VIEWING

Viewing strictly by prior appointment with the joint agents

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SUBJECT TO CONTRACT

For more information on further properties:

[www.space-rpc.com](http://www.space-rpc.com)

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