

To Let

Retail

Retail Unit

Unit 8 St Martin's Shopping Centre, 7 Silver Walk, Leicester, LE1 5EW



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 two storey retail unit with ground floor sales and first floor stores.

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.

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

Business Rates

We are advised the property has the following rateable value:

2010 Rateable Value - £15,250

Rates Payable 13/14 - £7,182.75

Terms

The premises are available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

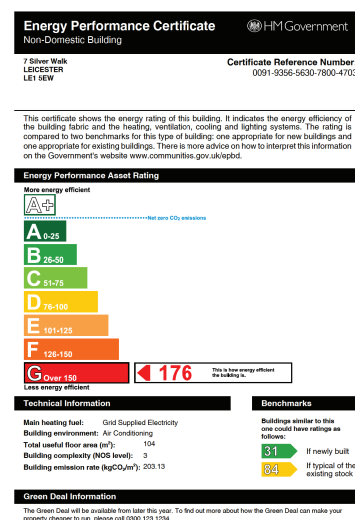
Rent

£20,000 per annum exclusive.

Planning

The premises benefit from A1 (Shops) consent.

EPC



Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Chris Park
Andrew & Ashwell
0116 254 1220
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Martin Herbert
Lambert Smith Hampton
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