



PRIME SHOP TO LET

LEICESTER

UNIT 9, HAYMARKET TOWERS

SUBJECT TO VACANT POSSESSION

DESCRIPTION

The property occupies a prime position fronting the pedestrianised section of Humberstone Gate. The unit is well positioned in very close proximity to **Primark**, **H&M** and **Marks & Spencer**. **Haymarket Shopping Centre** is located directly opposite the property. Other nearby national operators along Humberstone Gate include **Boots**, **Pandora** and **Caffé Nero**.

ACCOMMODATION

The premises are arranged over ground, first and second floors and comprise the following approximate floor areas:

Ground Floor Sales	7,748 sq. ft.	(718 sq. m)
First Floor	6,579 sq. ft.	(611 sq. m)
Second Floor	3,151 sq. ft.	(292 sq. m)

LEASE

A new effective full repairing and insuring lease is available, subject to vacant possession, for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

£250,000

per annum exclusive.

SERVICE CHARGE

The current service charge for the financial year is £19,101 per annum exclusive.

BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value:	£272,500
Rates Payable (19/20):	£137,340

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has an EPC rating of C 70. A full report is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Or, **GCW**, contacting:

Simon Morris 020 7647 4802
simon.morris@gcw.co.uk

Subject To Contract

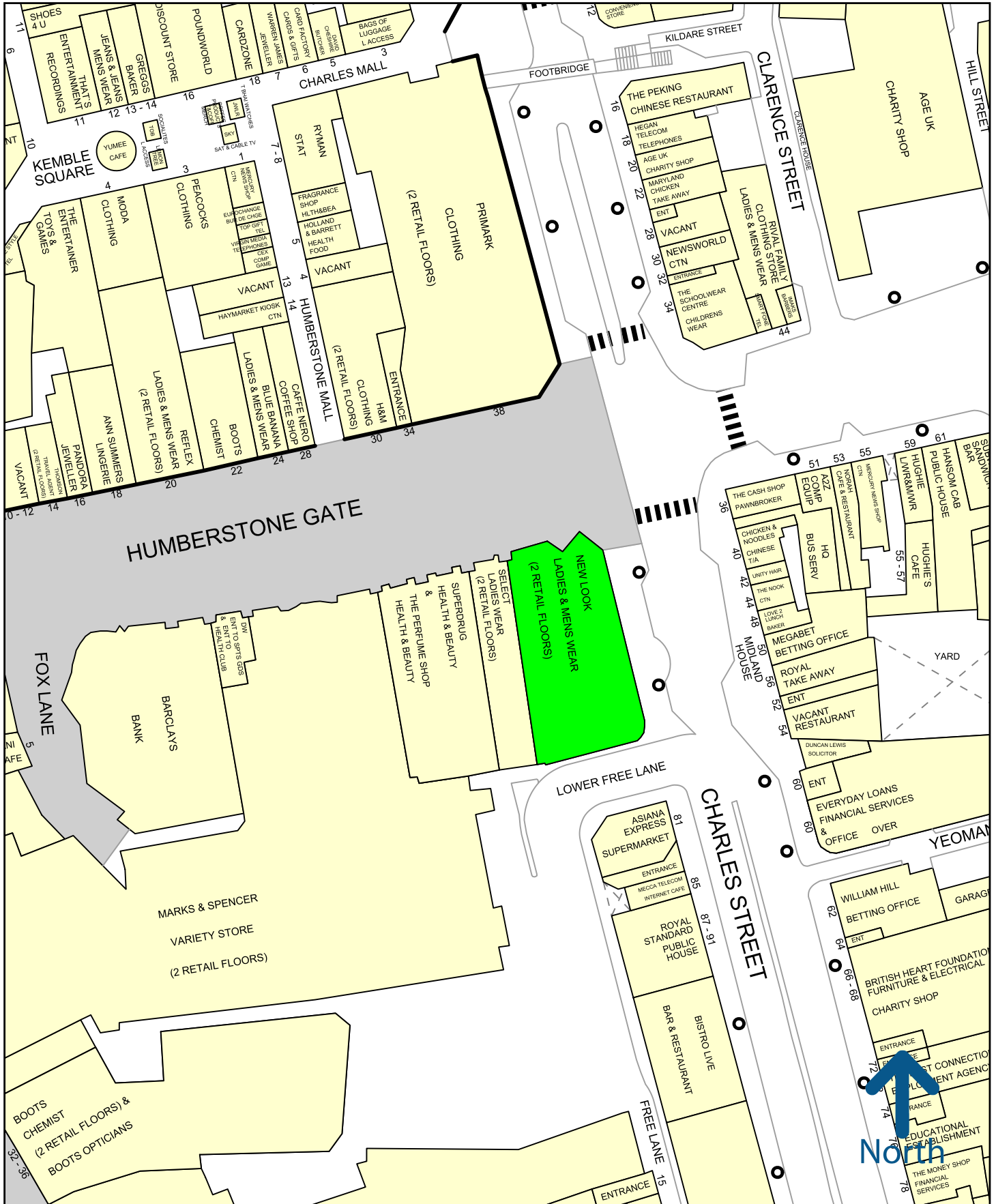
020 7659 4848

greenandpartners.co.uk

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Green & Partners is the trading name of Green & Partners LLP.
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50 metres

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