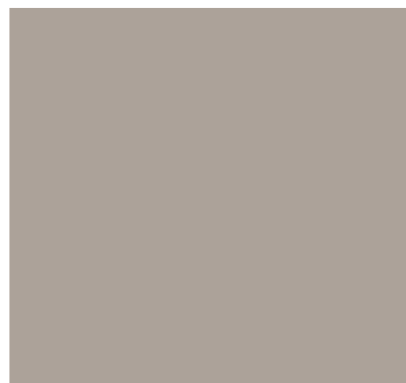




RETAIL PROPERTY CONSULTANTS



LEICESTER UNIT 31, 7 ST MARTIN'S WALK

LOCATION

St Martin's Shopping Centre is located in the heart of Leicester City Centre and is home to a range of independent and national retailers.

The unit is a prime corner unit within the scheme opposite Grillstock and St Martin's Coffee and close to Escape Asylum and Crafty Sew & So.

Other retailers in St Martin's include Bodega Cantina, 33 Cank Street Cocktail Bar, Veenoo and Gelato Village. 45 St Martins are currently fitting out units 28/29 for a wine merchants and champagne bar.

ACCOMMODATION

	sq ft	sq m
Ground Floor	533	49.56
First Floor	747	69.36

RENT

£21,500 pax

LEASE

The premises are available by way of a new lease with a term to be agreed

SERVICE CHARGE

Service charge estimated at £4,102 for year ending June 2017

EPC

The property has an Energy Performance Rating within Band G (152)

RATES

Rateable Value £12,000

The 2017 RV may be subject to Transitional Relief.

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

VIEWING

Viewing strictly by prior appointment with the sole agents

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June 2017

SUBJECT TO CONTRACT

For more information on further properties:

www.space-rpc.com

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