
Units 1 & 2 | 1-3 Hotel Street
Leicester | LE1 5AW

Prominent Retail/Leisure Unit

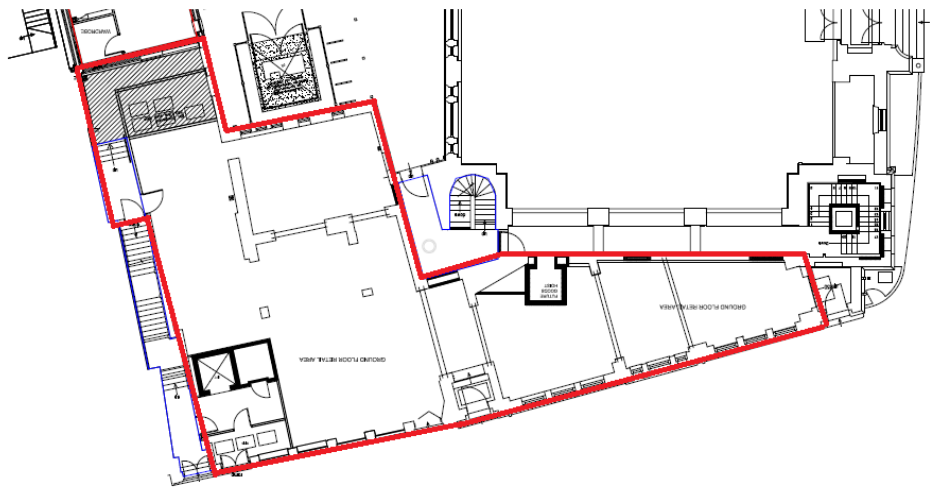
249.68m² (2,688ft²)



- Busy location close to the niche retail area of The Lanes and St Martins Shopping Centre
- Ground floor sales 2,688ft²
- Suitable for multiple uses
- Rear access yard for loading
- Nearby occupiers include Brewdog, Hogarths Bar and Case of Champagne
- Close to Richard III Visitor Centre tourist attraction
- Rent £40,000 per annum exclusive



To Let



Location

The premises occupy a busy location between St Martins Shopping Centre and Leicester Covered Market and comprise part of a refurbished former banking hall within an area favoured by niche independent retailers including 45 West, Spirits and Petersons Jewellers.

Other nearby restaurants/bars include Middletons Steakhouse, Case of Champagne, Brewdog and Delilah.

The popular tourist attraction Richard III Visitor Centre is also close by.

The Property

The building has been refurbished to provide a shell unit ready for fitting out.

The premises provides interesting ground floor space along with a good sized basement.

Servicing is via the shop entrance from Hotel Street.

Accommodation

The unit comprises the following approximate dimensions and floor area:

Unit	m ²	ft ²
Internal Width (front)	27	88'7"
Shop Depth (max)	15.1	49'6"
Ground Floor NIA	249.68	2,688
Basement Anc.	131.55	1,420



Lease

The unit is available to let by way of a new effectively full repairing and insuring lease with service charge towards repairs to the building and common parts for a term by negotiation subject to five yearly upward only rent reviews.

Rent

The unit is available at a rent of:

£40,000 per annum exclusive

Business Rates

To be assessed upon completion.

Planning

Planning consent has been obtained for:

- A1 (Shops)**
- A2 (Financial & Professional Services)**
- A3 (Restaurants/Cafes)**

The premises would also be suitable for A4 (drinking establishment) subject to obtaining the appropriate planning consent.

This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Leicester City Council Planning Department on 0116 252 7000.

VAT

VAT is payable on the rent at the standard rate.

SAT NAV: LE1 5AW



Mark Bradley

Liam Egan

T: 0115 841 1157

M: 0791 757 6251

E: liam@fhn.co.uk



FHP
www.fhp.co.uk
0115 950 7577

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.