



**LEICESTER
UNIT 9, 9 SILVER WALK, ST MARTIN'S SQUARE SHOPPING
CENTRE, LE1 5EW**

LOCATION

St Martin's Shopping Centre is an open air retail scheme located within the heart of Leicester City Centre. Nearby occupiers include The Bottle Garden, Bodega, Artistreet, Shorty's, Mowgli, Bar 33, Tonne and St Martin's Coffee.

DESCRIPTION

The property comprises a ground floor retail unit with first floor ancillary accommodation.

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	44.4	475
First Floor	31.2	336

RENT

£13,000 pa

LEASE

The property is available by way of a new lease for a term to be agreed on a fully repairing and insuring basis.

RATES

Rateable Value £11,500

Interested parties are advised to make their own enquiries with the Local Authority (0116 5451000).

EPC

The property has an EPC rating of F. The certificate is available upon request.

VIEWING

Viewing strictly by prior appointment with the sole agents

Martin Herbert

0345 900 3907 / 07584 505546
martin.herbert@space-rpc.com

Josh Porter

0345 900 3912/ 07823 885242
josh.porter@space-rpc.com

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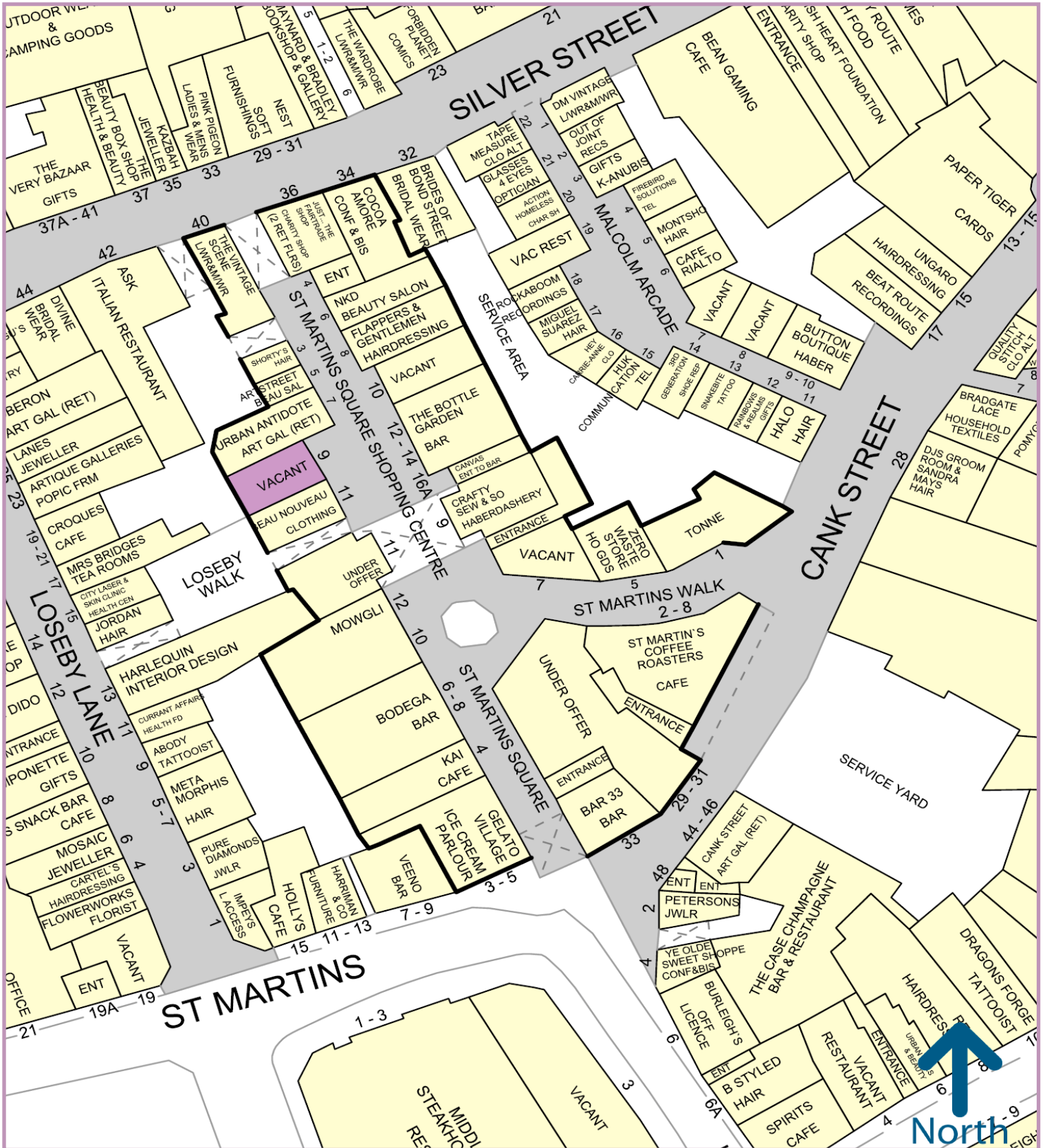
SUBJECT TO CONTRACT

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www.space-rpc.com

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