



RETAIL PROPERTY CONSULTANTS



LEICESTER 21 HOTEL STREET

LOCATION

The premises are located in a highly prominent corner position within the heart of Leicester city centre at the junction of Hotel Street / Market Street and Horsefair Street. There is substantial vehicular traffic with Horsefair Street being one of the primary bus routes into and out of the city centre. Footfall is generated from the business quarter of the city, students of De Montfort University and the premium shopping area of Market Street / St Martins. Nearby retailers include McDonalds, RBS, Max Spielmann and Shuopody.

DESCRIPTION

The unit comprises a ground floor café / restaurant with full return frontage and a basement with storage and staff facilities.

ACCOMMODATION

The premises comprise the following approximate areas:

	sq m	sq ft
Ground Floor	139.54	1,502
Basement	125.79	1,354

RENT

£42,000 pa

LEASE

A new lease for a term to be agreed based on a full repairing and insuring basis and subject to rent reviews every 5 years.

RATES

Rateable Value	£40,750
Rates Payable 2014/15	£19,641

EPC

Energy Performance Asset Rating
170 – Grade G

VIEWING

Strictly by appointment

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January 2015

SUBJECT TO CONTRACT

For information on further properties
www.space-rpc.com

LEICESTER

21 HOTEL STREET



50 METRES

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