



RETAIL PROPERTY CONSULTANTS



# LEICESTER UNIT 14-15 ST MARTIN'S SHOPPING CENTRE, 6-8 MARTIN'S WALK

## LOCATION

St Martin's Shopping Centre is located within the heart of Leicester city centre. Retailers within the scheme include Pizza Express, Just Fair Trade, Panasonic and a number of independent retailers.

## DESCRIPTION

The property benefits from a double frontage and prominent aspect within the scheme, offering ground floor sales with first floor storage.

## ACCOMMODATION

Using measurements taken on site the property extends to the following net internal area;

Floor Area	Sq M	Sq Ft
Ground Floor	141.5	1,523
First Floor	55.5	597
Total	197	2,120

## RENT

£27,500 pax

## LEASE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## PLANNING

The premises benefit from A1 (Shops) consent.

## RATES

Rateable Value	£37,500
Rates Payable	£17,662.50

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

## VIEWING

Viewing strictly by prior appointment with the joint agents

### Martin Herbert

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### Matt Revill

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January 2014

**SUBJECT TO CONTRACT**

For more information on further properties:

[www.space-rpc.com](http://www.space-rpc.com)

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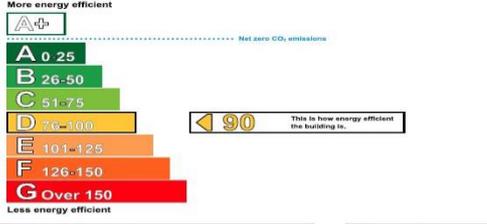
## Energy Performance Certificate Non-Domestic Building

6-8 St. Martins Square  
LEICESTER  
LE1 6DF

Certificate Reference Number:  
0591-9757-0130-7600-6703

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd)

### Energy Performance Asset Rating



### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 245  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 100.00

### Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

78 If typical of the existing stock

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