



space

RETAIL PROPERTY CONSULTANTS

TO LET

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

Lambert Smith Hampton
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January 2014

SUBJECT TO CONTRACT

For more information on further properties:

www.space-rpc.com

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LEICESTER

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



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.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

90 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 245
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 100.98

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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