



**27 Church Gate, Leicester, Leicestershire LE1 3AL**

## **Flexible Ground Floor Retail Unit**

- ▶ **Net Internal Area: 970 sq ft (90.12 sq m)**
- ▶ **Close to Highcross Shopping Centre**
- ▶ **Suitable for other retail uses (STP)**
- ▶ **£10,995 per annum exc**

For enquiries and viewings please contact:



**Jenny Clarke**  
0116 255 5455  
[jclarke@innes-england.com](mailto:jclarke@innes-england.com)



**Joe Reilly**  
0116 255 5455  
[jreilly@innes-england.com](mailto:jreilly@innes-england.com)

### Location

The property is situated on the east side of Church Gate, within Leicester City Centre, lying approximately 100m north of the prime pedestrianised retail pitches of Gallowtree Gate, East Gate, High Street and Humberstone Gate which are centred around the Clock Tower. Also, in close proximity, along Church Gate, is an ancillary customer entrance to the Highcross Shopping Centre.

### Description

The subject property comprises a self-contained ground floor retail unit incorporating a metal shop frontage and a flush entrance. The unit is laid out to provide open plan flexible retail accommodation with an ancillary WC and store to the rear.

The specification generally includes a suspended ceiling with inset lighting, painted and plastered walls and ceramic tiled flooring. The front elevation of the shop frontage benefits from steel roller shutters.

### Accommodation

	Sq M	Sq Ft
Ground Floor	90.1	970
<b>Total</b>	<b>90.1</b>	<b>970</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

### Planning

We understand the premises have an authorised use as a retail unit within (Class A1) of the Town and Country Planning (Use Classes) order 1987 (as amended).

### Business Rates

Rateable Value: £13,250 (2019/2020)

### Rent

£10,995 per annum exclusive

### VAT

All figures quoted are exclusive of VAT, if applicable.

### Legal Costs

Each party is to bear their own legal costs incurred.

### Viewings

Viewings are by appointment with sole agents Innes England.

Date Produced: 20-Jun-2019





