

22-24 Horsefair Street, Leicester, LE1 5BN

Prominent Restaurant/Retail Opportunity To Let



Location

The City of Leicester is located approximately 43 miles north-east of Birmingham City Centre, 24 miles north-west of Corby and 12 miles south-east of Loughborough. The city has a good road infrastructure being 2.5 miles from Junctions 21 and 21a of the M1 and within easy reach of the M69. The town has a resident population of 441,213 people and a population catchment within 10km of 486,055. Leicester is the second largest commercial centre in the East Midlands after Nottingham.

The premises occupy a prominent position on the corner of Horsefair Street and Bowling Green Street, fronting Horsefair Street. Nearby occupiers include Santander, Yorkshire Bank, TSB and McDonalds.

Description

The property comprises a ground floor sales area with basement and first floor storage areas. The first floor also offers office accommodation which has a separate entrance from the ground floor.

Ideal for cafe or fast food operator. The premises would also be suitable for general retail or financial and professional services, subject to planning.

The premises benefits from a prominent city centre location, large glass display frontage, high pedestrian footfall and an existing extraction system in place.

Terms

The property is available by way of a new lease for a term to be agreed.

Rent

Offers invited in the region of £45,000 per annum exclusive.

Planning

The property has the benefit of A3 (Restaurant) and A1 (Retail) planning consent.

Accommodation

Floor area	Sq ft	Sq m
Ground Floor	1,050	97.52
First Floor	1,326	132.22
Basement	535	49.67

Business Rates

The property is assessed for rates as follows:-

Rateable Value 2010: £50,500

Rate in £ (2016/2017): 49.7p

Rates Payable £25,098

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Legal costs

Each party to be responsible for their own legal costs incurred in any transaction.

Value Added Tax

All prices, premiums and rents etc, are quoted exclusive of VAT at the prevailing rate.

EPC

The EPC is available on request.

Viewing

Viewing strictly by prior appointment with the joint agents.

24 de Montfort Street, Leicester, LE1 7GB

Richard Jones

Lambert Smith Hampton

Telephone: **+44 (0)121 236 2066**

Email: rjones@lsh.co.uk

Jenny Clarke

Innes England

Telephone: **+44 (0)116 255 5455**

Email: jclarke@innes-england.com

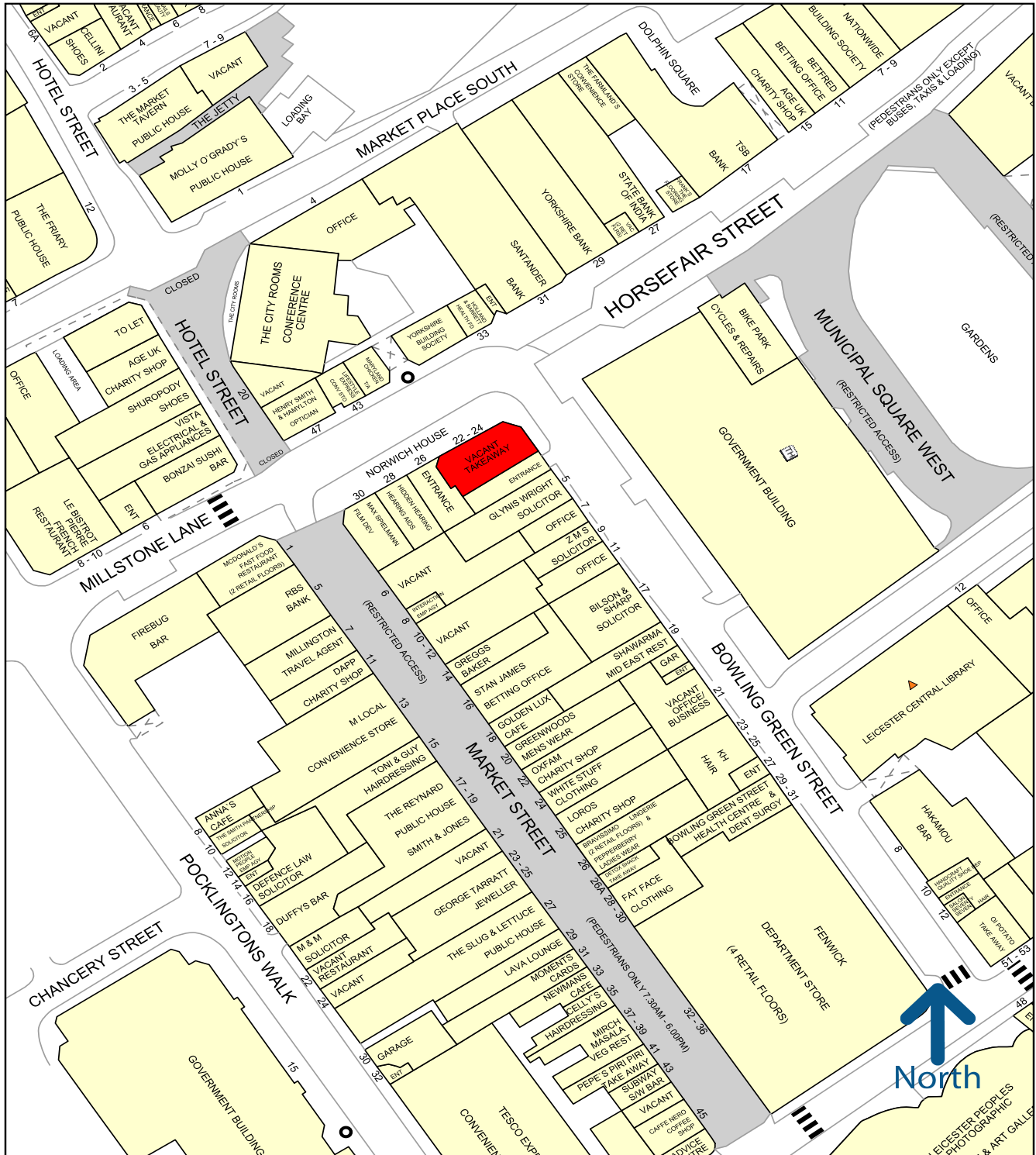
**Lambert
Smith
Hampton**

0116 255 2694
www.lsh.co.uk

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Leicester



Experian Goad Plan Created: 02/08/2016
Created By: Lambert Smith Hampton



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