

Available For Short Term Occupation

24/26 Market Place
Leicester LE1 5GF

2,027 - 4,469 sq. ft

To Let

KEY FEATURES

- £ ROA
- 📍 Prominent Location
- 🏠 Overlooking Market Place Square
- 🏢 Close to trendy St Martins Square
- 🚶 Secondary access to Cank Street
- 📈 Class E use consent
- ✓ Suitable for a variety of uses (STP)
- 🚪 External courtyard access
- 📅 Immediately available



LOCATION :

The unit occupies a central location in an important regeneration area overlooking Market Place Square. A new 5,000 sq ft Food Hall has been developed opposite along with £1.8m of improvements to the surrounding area in addition to further plans for regeneration. The property is located in close proximity to a host of independent bars, shops, cafes and restaurants around St Martins, Hotel Street and Loseby Lane, in addition to the popular St Martins Square scheme. The location benefits from good transport links and parking facilities in addition to being less than a 10 minute walk from the popular Highcross Shopping Centre. Nearby occupiers include 45 West Gin bar, 45 Gin School, Crafty St Martins, Middletons Steakhouse, Veenoo and The Case Restaurant and Champagne Bar.



TENURE:

Leasehold

PRICE

ROA

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction.

VAT:

VAT will be applicable at the prevailing rate

EPC:

Available upon request

VIEWINGS:

Viewings are available by appointment with Phillips Sutton.

ANTI-MONEY LAUNDERING:

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

DESCRIPTION :

Externally the property benefits from dual frontages onto Market Place in addition to secondary access onto Cank Street & St Martins Square to the rear of the building. The units currently comprise two adjoining spaces with communal rear corridor but can be opened into a single retail/leisure space. The property is currently in a shell state and ready for tenant fit out.

PREMISES:

FLOOR AREA	AREA SQFT	AREA SQM
24	2,442	226.87
26	2,027	188.31
24/26	4,469	415.18

CONTACT:



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