

phillips sutton

Niche Commercial Property Agents

0116 216 5144

info@phillipssutton.co.uk

www.phillipssutton.co.uk

14 Francis Street, Stonegate,
Leicester LE2 2BD

phillips
sutton

0116 2165144
www.phillipssutton.co.uk

Ground Floor Retail Premises

Permanent House, Horsefair Street,
Leicester LE1 5BJ

7,521 sq. ft

TO LET

KEY FEATURES



City centre location



Close proximity to Highcross
Shopping Centre



Dual frontage



Air-con, suspended ceilings and
three phase power



Mezzanine floor



Close to the railway station and
regular bus routes



Suitable for a variety of uses (STP)



LOCATION :

The premises has a dual frontage on Horsefair Street and Market Place South, overlooking Green Dragon Square. The premises is some 0.2 miles south of the Clock Tower and the Highcross Shopping Centre whilst the Midland Mainline railway station is also within close proximity. Nearby occupiers include McDonalds, 200 Degrees Coffee and White Rose to name a few.

DESCRIPTION :

A substantial ground floor retail premises with mezzanine which forms part of a larger six-storey building with basement of traditional masonry construction beneath a flat bitumen roof. The former Santander building comprises dual frontages onto Horsefair Street and Market Place South having powder coated aluminium framed glazed shop fronts.

Internally, the premises is laid out to provide flexible retail/office accommodation together with welfare facilities and ancillary storage. A mezzanine floor provides further storage and ancillary office space. The premises itself has the benefit of suspended ceilings with inset lighting and is heated and cooled by way of an HVAC system.

PREMISES:

| FLOOR | AREA SQFT | AREA SQM |
|-------|-----------|----------|
| UNIT | 7,521 | 698.72 |
| TOTAL | 7,521 | 698.72 |

CONTACT:



Aman Verma

07961 871 326

averma@phillipssutton.co.uk

TENURE:

The premises is available on a new effective fully repairing lease on a term of years to be agreed.

There is an option to sub-divide the ground floor retail accommodation, subject to Landlords consent.

RATEABLE VALUE:

The premises are to be separately assessed for rating purposes.

RENT:

£70,000 per annum exc.

SERVICE CHARGE:

TBC

VAT:

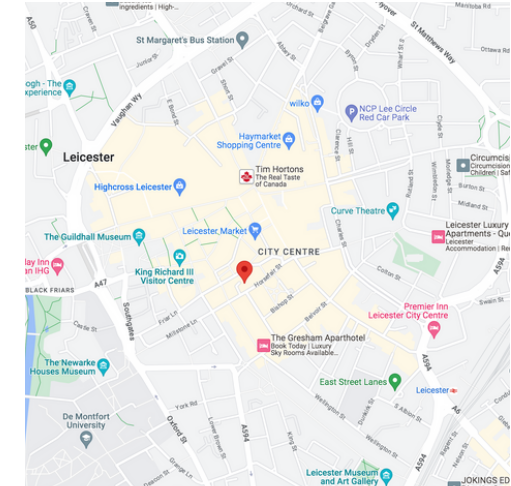
All figures are exclusive of VAT. The property is not registered for VAT.

LEGAL COST:

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

EPC:

The premises have an EPC rating of: C, 74.



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