

# 3 UPPER FLOOR ACCOMMODATION TO LET

Upper Floor Accommodation, 6-8 Silver Street/Cank Street, Leicester, LE1 5ET



2,217 Sq Ft (205.96 Sq M)

£11,750 Per Annum Exclusive

- ▶ City Centre Location
- ▶ Would Suit a Variety of Occupiers (stp)
- ▶ Separate Self Contained Access
- ▶ Close to Main Entrance of Highcross

## LOCATION

The property is located with the main access off Silver Street, just off Leicester's High Street. The property is approximately 100 metres from the main entrance to the Highcross Shopping Centre.

## DESCRIPTION

The property comprises of 3 upper floors currently laid out as a number of cellular rooms. Kitchen and w.c. provision is provided.

The Landlord will look at refurbishment of the floors, subject to tenant's requirements.

The property would suit a number of different occupiers (stp)

## ACCOMMODATION

Floor	Sq.ft	Sq.m
First Floor	1,115	103.58
Second Floor	805	74.75
Third Floor	297	27.25

## CURRENT RATING ASSESSMENT

The property is currently rated as a larger hereditament and will be split off once a Tenant is found. All interested parties are to make enquiries to Leicester City Council as to their rating liability.

## EPC

Energy Rating: D.

## RENT

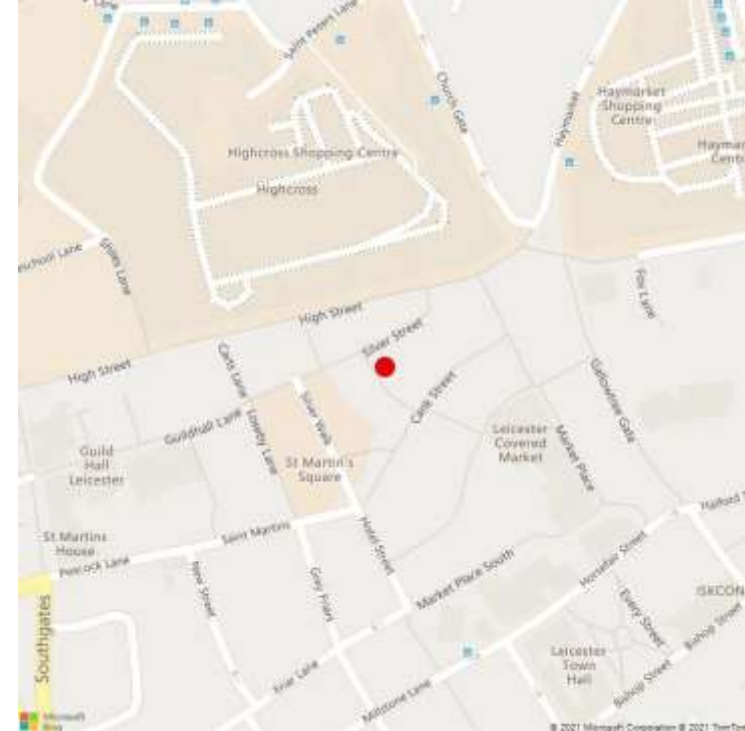
£11,750 Per Annum Exclusive

## LEASE TERMS

A new internal repairing and insuring lease is available for a term of years to be agreed.

## VAT

We understand that VAT is payable on the rent.



## VIEWING

Please get in touch to arrange a viewing.



### Reg Pollock

rp@apbleicester.co.uk  
0116 254 0382



### Will Shattock

wjs@apbleicester.co.uk  
0116 254 0382

#### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.