

TO LET



Double Fronted Retail Unit

43 – 45 Granby Street
Leicester
LE1 6EH

- Large double fronted retail unit
- Busy location
- Close to Subway, Nando's, San Carlos, Nat West and Haart Estate Agents
- New lease available

168.8 sq.m (1,817 sq.ft)

Rent: £45,000 per annum



Double Fronted Retail Unit

43 – 45 Granby Street, Leicester, LE1 6EH



Location

The property occupies a busy trading location on Granby Street, close to Tesco Express, Subway, Natwest, Nando's, San Carlo and Haart Estate Agents.

Description

The property comprises a large double fronted ground floor retail.

There is also a basement providing possible additional retail space, storage space, kitchen facilities and W/C.

Both the ground floor and basement area have access to shared rear external passage.

Accommodation

The property offers the following accommodation:

Internal width (front) 10.81m 35'5"

Internal depth 16.17m 53'1"

	Sq.m.	Sq.ft.
Ground Floor Sales	168.8	1,817
Basement Ancill/Sales	170.4	1,834

Lease

The property is available on the basis of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

Current Rating Assessment

Charging Authority: Leicester C.C.
Rateable Value: £38,000

Rent

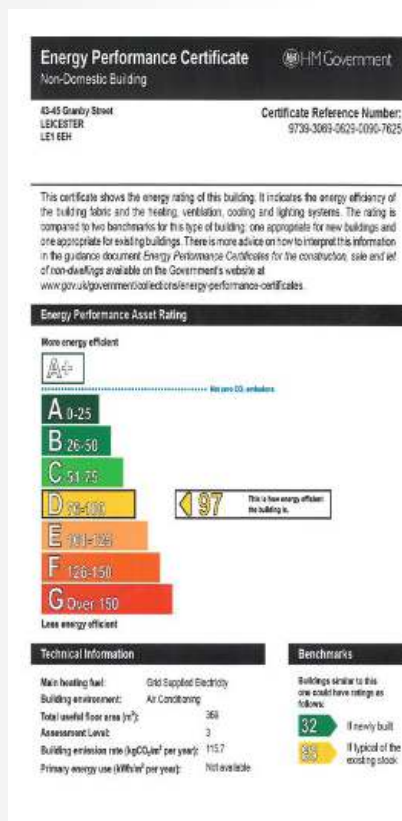
£45,000 per annum exclusive.

VAT

VAT will be charged on the rent at the prevailing rate.

EPC

Energy Rating D.



Viewing

Strictly by appointment through agents:

APB

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Reg Pollock

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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.