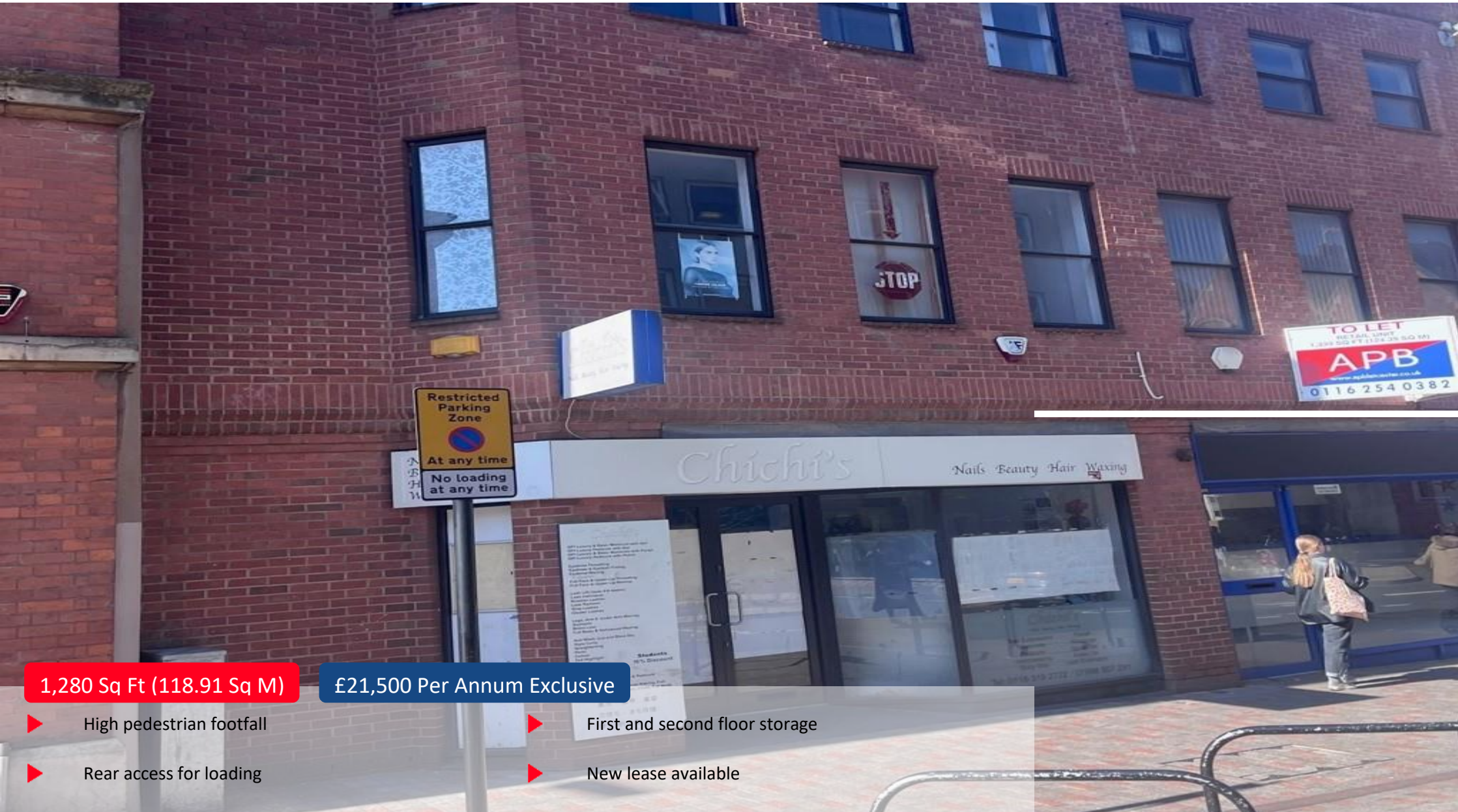


CITY CENTRE RETAIL UNIT TO LET

43 Horsefair Street, Leicester, Leicestershire, LE1 5BP



1,280 Sq Ft (118.91 Sq M)

£21,500 Per Annum Exclusive

- ▶ High pedestrian footfall
- ▶ First and second floor storage
- ▶ Rear access for loading
- ▶ New lease available

LOCATION

The property occupies a highly prominent position close the junction of Market Street and Horsefair Street.

The property is in close proximity to Gallowtree Gate and nearby occupiers include McDonalds, Henry Smith Hamylton Opticians and Max Spielman.

DESCRIPTION

The property comprises a three storey building with a ground floor retail sales area and ancillary first and second floor storage areas.

Externally, the property offers rear access for loading.

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council

Rateable Value: £17,000

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£21,500 Per Annum Exclusive.

VAT

It is understood that VAT does not apply to this transaction.

PLANNING

It is understood that the property has an established use for retail activity (Class E). The property may be suitable for alternative uses.

EPC

The property has an Energy Rating of B.

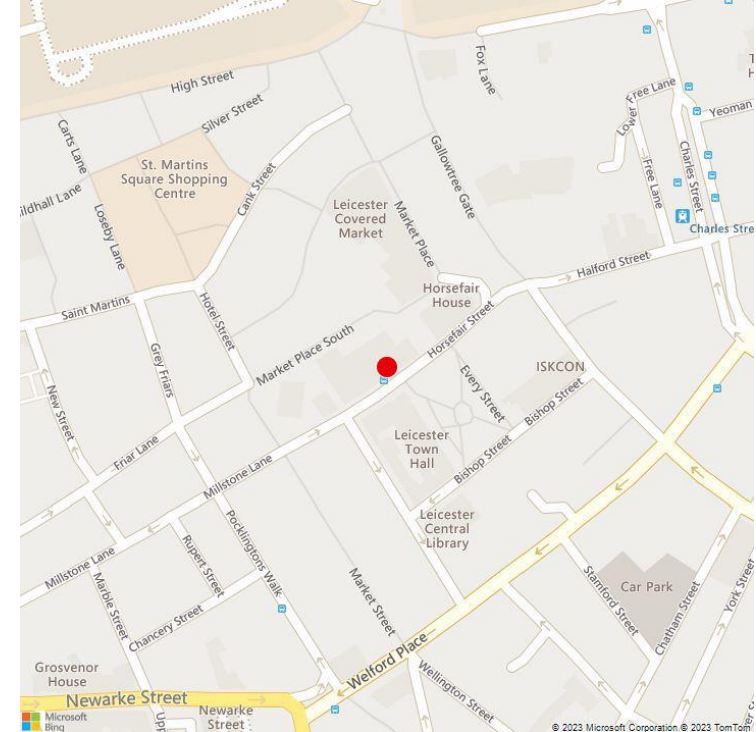
The EPC will be valid until 10 August 2033.

LEGAL COSTS

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

POSSESSION

Upon completion of legal formalities.



VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

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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.