

# CITY CENTRE RETAIL PREMISES TO LET

19 - 21 Church Gate, Leicester, Leicestershire, LE1 3AL



2,184 Sq Ft (202.89 Sq M)

£35,000 Per Annum Exclusive

- ▶ Extensive retail frontage - 12.98m
- ▶ Adjacent to Highcross Shopping Centre
- ▶ 4 parking spaces
- ▶ New lease



## LOCATION

The property occupies a City Centre location, located approximately 100 yards from the Clock Tower. Access to the Highcross Shopping Centre is located directly opposite.

## DESCRIPTION

The property forms part of an attractive four storey City Centre building, of solid brick construction under a pitched slated roof.

The premises comprise a ground floor retail accommodation with rear store and kitchen facilities. Ancillary storage space is provided with a large basement store. The premises benefit from an extensive retail frontage.

To the rear of the accommodation is a secure yard and car park, with 4 designated parking spaces provided. There is also a designated bin store.

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £25,250

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

## PLANNING

We understand that the property has an established E (formally A1) retail use. The property may be suitable for other uses, subject to obtaining the appropriate planning consents.

## ACCOMMODATION

Ground Floor	SQ.M	SQ.FT
Retail	202.89	2,184
Ground Floor Store	40.23	433
Basement Storage	174.74	1,881
<b>Total</b>	<b>202.89</b>	<b>2,184</b>

All areas are quoted in accordance with the RICS Code of Measuring Practice.

## SERVICES

We understand that all main services are connected.

## EPC

The property has an Energy Rating of C.  
The EPC will be valid until 20 June 2033.

## RENT

£35,000 Per Annum Exclusive.

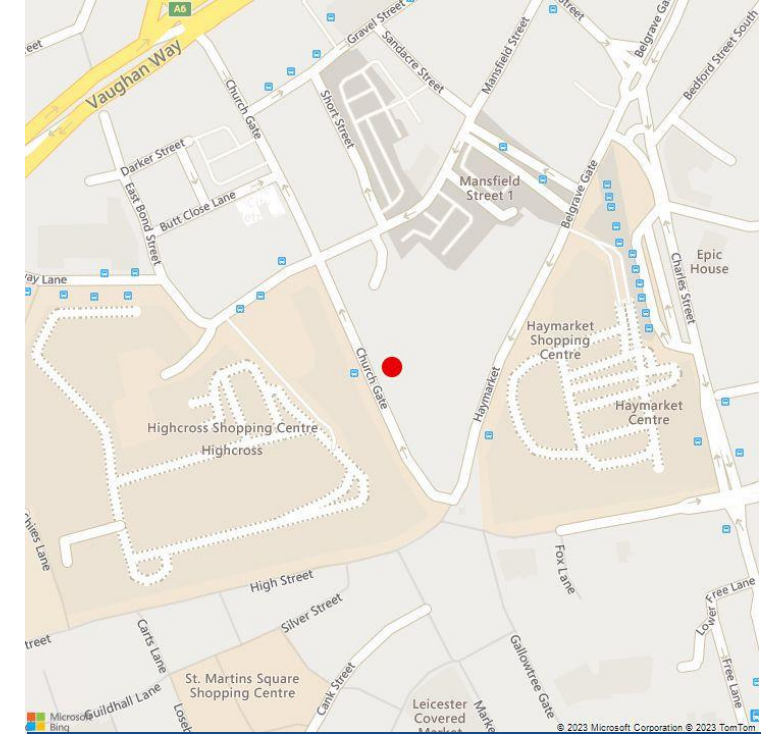
## LEASE TERMS

The property is available as a whole on a new full repairing and insuring lease for a term of years to be agreed.

A service charge is levied in relation to the maintenance of the common parts - details can be provided to all interested parties.

## LEGAL COSTS

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



## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**  
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0116 254 0382



**Will Shattock**  
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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.