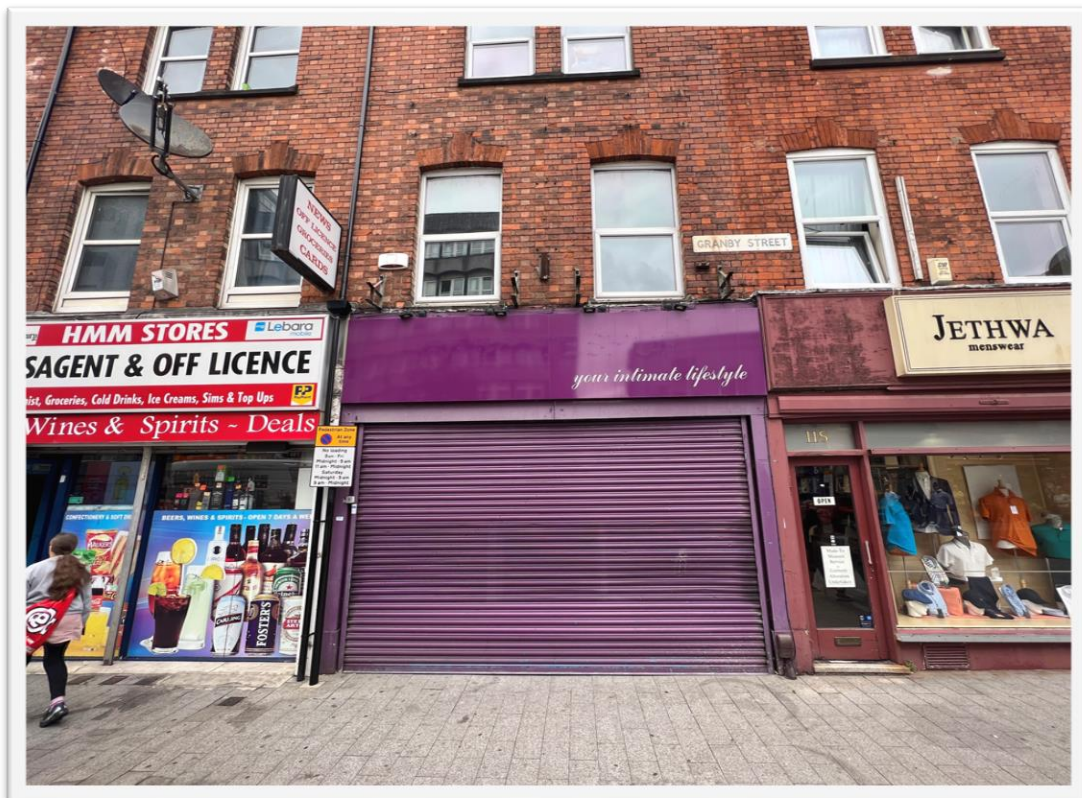


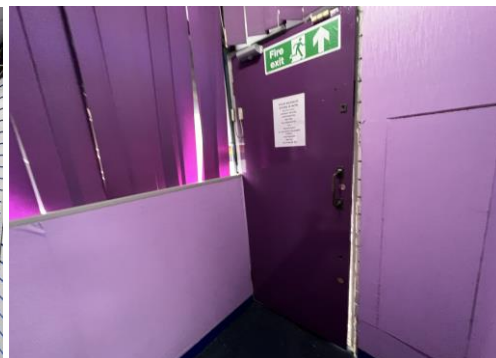
TO LET

Granby Street Leicester LE1 1DL



ANNUAL RENTAL OF: £17,000 PAX

- Ground Floor Retail Unit & Basement
- Located In Leicester City Centre
- Approximately 440 sqft (41.5 sqm)
- 'E' Class Retail Use
- Excellent Passing Trade
- High Footfall



Location

The property is conveniently located on Granby Street in Leicester City Centre and benefits from excellent passing trade and high footfall. The property is situated in close proximity to many shops, restaurants, Leicester Railway Station, Highcross Shopping Centre and much more.

Description

A spacious and well situated retail unit of approximately 440 sqft (41.5 sqm) comprising of a ground floor unit and basement. The property benefits from 'E' class retail use.

Accommodation

All measurements are approximate:

Ground Floor – Retail Area: 440sqft (41.5sqm)
Basement

Planning

We understand the property has E class use with the potential for other uses subject to obtaining planning consent. All enquiries regarding planning should be made direct to Leicester City Council planning department (0116) 454 3000.

Rent

£17,000 pax payable quarterly in advance by standing order. Landlord to insure, tenant to reimburse. Tenant is responsible for contents insurance. We understand no VAT is applicable.

Lease Terms

The lease to be offered is for a term of 3 years or longer on a full repairing and insuring basis with 3 yearly rent reviews. A rent deposit equivalent to a quarters rent to be payable and held for the duration of the lease.

Legal Costs

The ingoing tenants is to be responsible for the landlord's reasonable legal costs for the preparation of the lease.

Rating Assessment

Charging Authority:	Leicester City Council
Description:	Shop & Premises
Rateable Value:	£6,700
Rates Payable:	£3,343.30
Period:	2017 - Present

Tenure

Leasehold

EPC

Band E.

Services

The services, fittings, and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd
85 Granby Street, Leicester LE1 6FB

Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

