



14 Cheapside

Leicester, LE1 5EA

**4 Storey property Including
basement to let**

Leicester City Centre

5,000 sq ft
(464.52 sq m)

- £45,000 per annum for the whole
- Retail and office/studio
- High Street location close to Highcross
- Available immediately
- Incentives available

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Summary

Available Size	5,000 sq ft
Rent	£45,000 per annum
Rates Payable	£8.60 per sq ft Based on April 2023 listing
Rateable Value	£56,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (109)

Description

Ground floor: 2,150 sq ft (199.7 sqm)

Basement: 1,538 sq ft (142.8 sqm)

Total GIA: 3,688 sq ft (342.6 sqm)

1st and 2nd floors - not measured - offices and store rooms

A ground floor retail unit of approximately 2,150 sq ft (199.7 sqm) approx. with a basement of approximately 1,538 sq ft. The property comprises an open plan sales area with office space, staff and toilet facilities, a store room, a large cold room and a substantial basement. The premises benefits from electric roller shutter doors, three phase electric, a fire alarm system and a hot water heater system.

Location

Close the famous Leicester market, in the City Centre of Leicester. The property is a 2 minute walk to the Highcross Shopping Centre and surrounded by office and retail outlets. Leicester is well situated in the East Midlands with easy access to the M1 and M69 Motorways providing good access into other Midlands towns and Cities. Nottingham to the North is accessed via the M1 or the A46 and Coventry to the South West via the M69 are both circa 30 miles and Birmingham via the M6 and M69 is approximately 43 miles. Other local market Towns within 20 miles of Leicester City include Melton Mowbray, Oakham, Loughborough and Market Harborough.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - 4 floors including basement	5,000	464.52	Available
Total	5,000	464.52	

Viewings

Viewing is strictly by prior appointment with the agents P & F Commercial Tel:01664 431330 or office@pandfcommercial.com



Viewing & Further Information

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