

51 GALLOWTREE GATE

Leicester, Leicestershire, LE1 5AD

£45,000 PA

EXCLUSIVE OF OUTGOINGS



Highly visible Retail Unit to Let

KEYNOTES

- ✓ FANTASTIC CENTRAL LOCATION
- ✓ PRIME LOCATION IN LECEISTER
- ✓ BEAUTIFUL PERIOD BUILDING
- ✓ GRANDFLOOR SHOP WITH BASEMENT STORAGE
- ✓ SPACIOUS OPEN PLAN
- ✓ HIGH CEILING
- ✓ HIGHLY VISIBLE
- ✓ CORNER LOCATION
- ✓ EXCELLENT FOOTFALL

Inquiries

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Location

Leicester is the largest City in the East Midlands with a population of around 300,000 and a significant student population of 30,000. The A47 and A6 give direct access to the national motorway network (M1/M69/M6/M42).

The property is located at the junction of Market Place Approach and Gallowtree Gate – one of the main access routes to Leicester Market.

Description

The property occupies a highly visible corner position with open plan retail space at ground floor plus store and office space and wc's at lower ground floor. It is conveniently located in the busy pedestrianised area close to Poundland, Sports Direct Boots and Café Nero.

Lease

To let on new full repairing and insuring lease for a term of years to be agreed.

Accommodation

Metric Imperial
Ground Floor Sale 76.13 sq m 819 sq ft
Basement 72.91 sq m 785 sq ft
Total 149.07 sq m 1,604 sq ft

Use

Class E (or other uses to Planning).

Rental

£45,000 plus VAT per annum exclusive of rates and any service charges. Rental payable quarterly in advance. A rent deposit may be required aside from normal quarterly rent.

Rates

Interested parties should contact Leicester City Council for verification.

EPC

Available upon request

Legal Costs

Each party is to pay their own legal costs.

VAT

We understand that the property is elected for VAT.

Code for Leasing Business Premises

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at <http://www.leasingbusinesspremises.co.uk/>

Local Authority

Leicester City Council

Viewings

All viewings are strictly by appointment through agents Azure Property Consultants Ltd.

For further information please contact:

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