

51 Gallowtree Gate Leicester LE1 5AD



Highlights

• Unrivalled corner position.

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- Major access route into city centre.
- Potential range of uses.
- Opposite Sports Direct, Flannels, The Works and Caffé Nero.

Location

Leicester is the largest City in the East Midlands with a population of around 300,000 persons.

The property is located at the junction of Market Place Approach and Granby Street, both primary access routes into the city centre.

Nearby occupiers include a varied range of restaurants, banks and other service providers.

Description

The unit provides a significant rotund glazed frontage and is arranged over ground and basement levels including staff WC and storage.

VIEWINGS - Strictly by appointment

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Accommodation

The property has the following approximate floor areas:-

Ground floor sales	76.13 Sq. m	819 Sq. ft
Basement sales/storage	72.91 Sq. m	785 Sq. ft
Total	149.07 Sq. m	1,604 Sq. ft

Terms

To let on a new full repairing and insuring lease for a term of years to be agreed at a commencing rental of £45,000 per annum exclusive.

EPC

Details available upon request. C 57.

Rates

The VOA website shows that the Rateable Value from April 2024 will be £42,750. For rates payable please refer to the Local Charging Authority, Leicester City Council - 0116 454 1005.

Legal costs

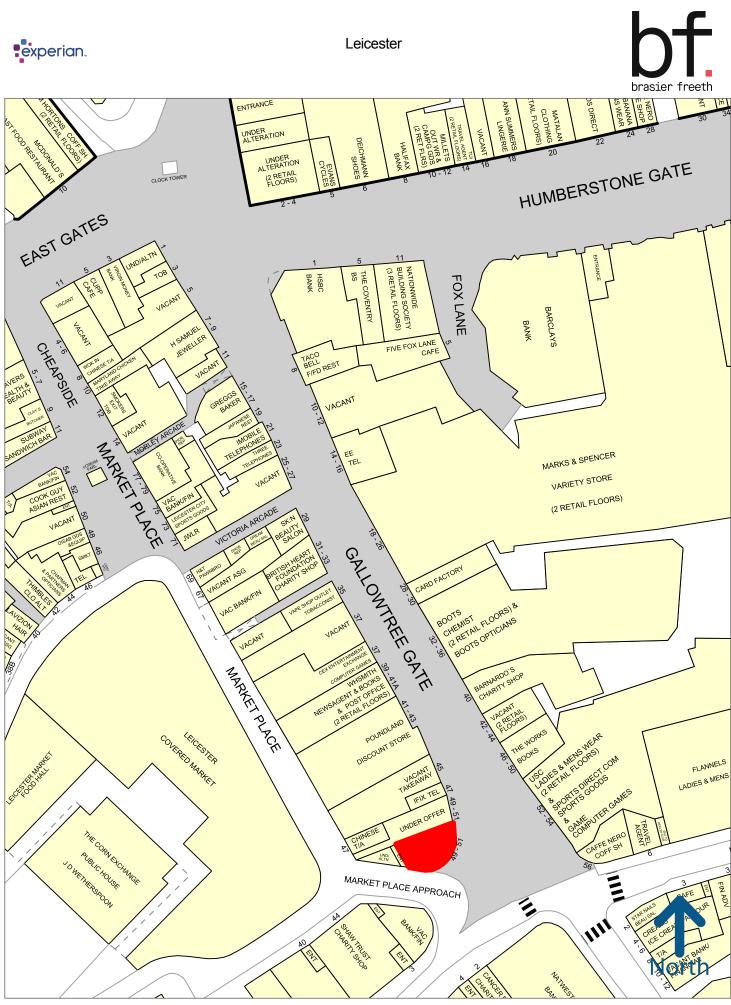
Each party are to be responsible for their own legal costs incurred in this transaction.

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Or joint agent Brian Chatfield, Azure Property 01227 770587 / 07795 984598 brian@azurepc.co.uk

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quates are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Maney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
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