

HIGHLY VISIBLE RETAIL UNIT TO LET

51 Gallowtree Gate
Leicester
LE1 5AD



Highlights

- Unrivalled corner position.
- 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.

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.

VIEWINGS - Strictly by appointment

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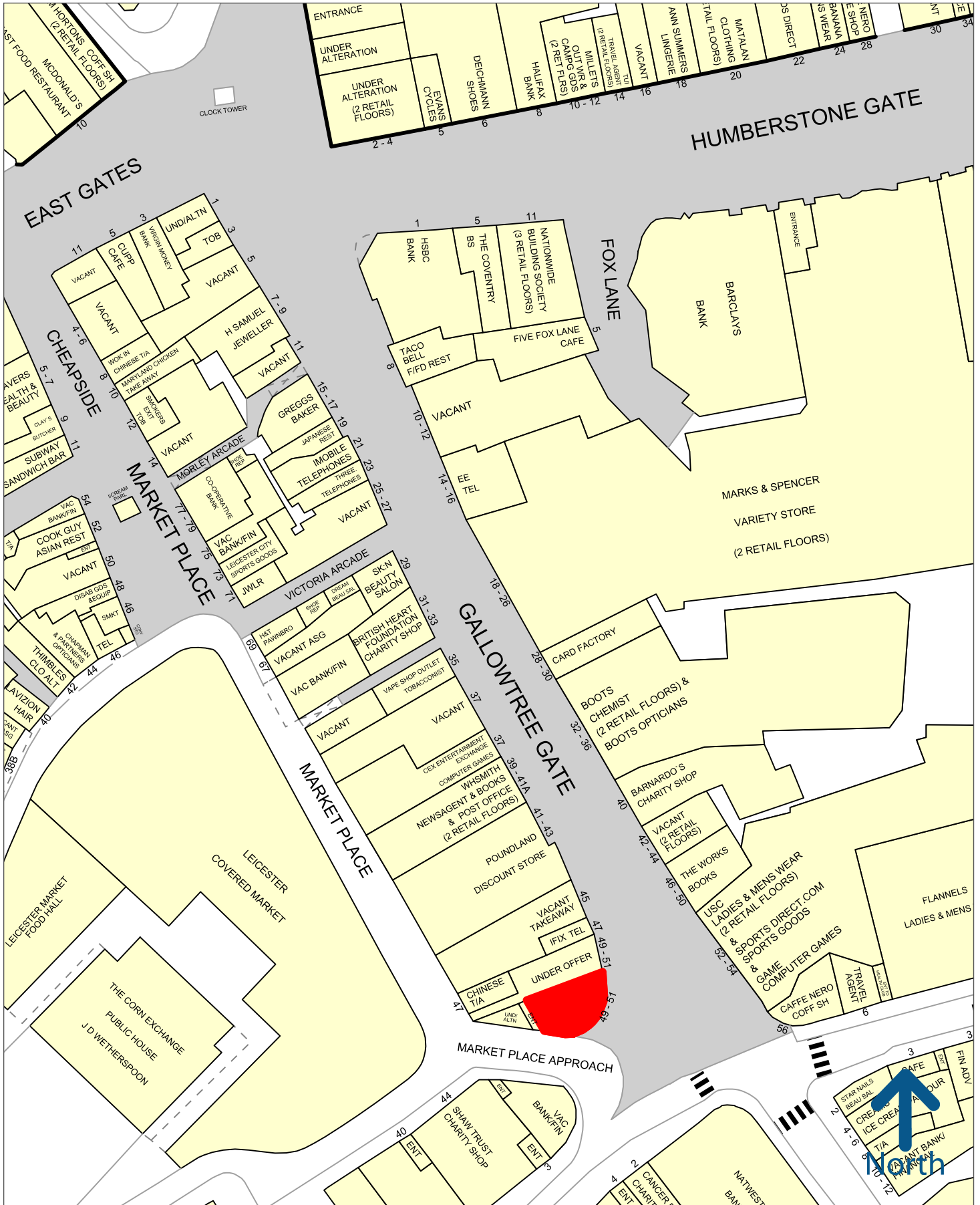
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50 metres

Experian Goad Plan Created: 15/09/2022
Created By: Brasier Freeth



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