

phillips sutton

Niche Commercial Property Agents



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Self-contained Leisure/Retail Premises

First Floor

32 Cank Street, Leicester LE1 5GW

Total NIA: 1,838 Sq Ft (170.76 Sq M)

TO LET

KEY FEATURES



Self-Contained Leisure/Retail Premises



Established City Centre Regeneration
Location



Open Plan Layout



Close to the fashionable St Martins
Square



Low Rateable Value



Total NIA: 1,838 Sq Ft (170.76 Sq M)



Rent: £12,500 per annum exc



LOCATION :

The subject premises is located on the south east side of Cank Street close to its junction with Hotel Street and directly opposite a secondary entrance into St Martins Square in the city centre. Cank Street itself is a pedestrianised area that is part an important regeneration scheme connecting with Green Dragon Square and St Martins Square, adjacent to the premises, is a fashionable food and beverage destination, whilst within walking distance is the Highcross Shopping Centre.

DESCRIPTION :

The premises comprises a first floor retail / leisure premises that forms part of a larger two storey building of concrete framed construction beneath a pitched slate roof. The front elevation comprises brick elevations together uPVC double access entrance doors with single glazing at ground and first floor level. Internally, the premises has been laid out to provide an open plan retail / leisure premises together with WC facilities.

TENURE:

The premises are available on a fully repairing and insuring basis for a term of years to be agreed.

RENT:

£12,500 per annum exc.

RATEABLE VALUE:

£2,550 per annum.

EPC:

C, 59.

SERVICES:

All mains serviced are connected to the premises, save for gas.

ACCOMMODATION:

FIRST FLOOR	AREA SQFT	AREA SQM
Total NIA	1,838	170.76

VAT:

Vat is applicable to the rent at the prevailing rate.

LEGAL COST:

Each party to bear their own costs incurred.

PLANNING:

We understand the premises has authorised use from the Local Planning Authority under Class E Use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

UNREPRESENTED PARTIES:

Unrepresented parties are advised to seek Advice from an RICS Member or other property professional and read the RICS Code for Leasing Business Premises 2020 together with its supplemental guide.

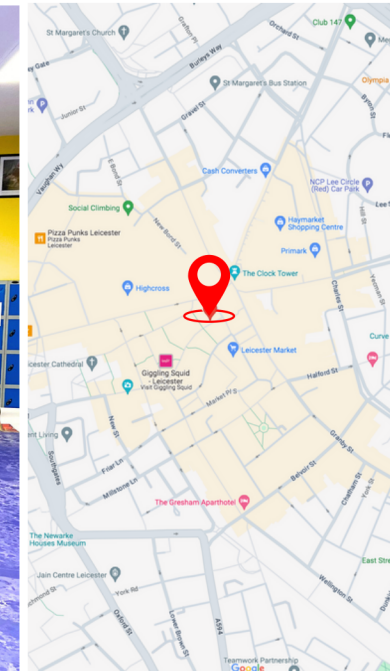
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