

**TO LET**  
**Belgrave Road**  
**Leicester**  
**LE4 5AU**



**ANNUAL RENTAL OF £80,000 PAX**

- Located on The Golden Mile – on the corner of Belgrave Road / Cooper Street.
- A new development project of a substantial ground floor retail unit.
- Could be let up to 4 separate shops with a loading bay at rear.
- Total GIA: 2,384 sqft (222 sqm) approx.



## Location

This property is located in a mixed commercial/residential area in Leicester's 'Golden Mile' on the corner of Belgrave Road and Cooper Street. This is claimed to be the highest concentration for Indian jewellery shops in the UK and is now a busy marketplace for cultural foods and fashion.

## Description

A substantial ground floor retail space currently under development. The ground floor can be let as a whole or up to four separate shops with WCs and a loading bay/delivery parking at the rear.

## Accommodation

All measurements are approximate:

Shop 1:  
623 sqft (57.9 sqm)

Shop 2:  
563 sqft (52.3 sqm)

Shop 3:  
418 sqft (38.8 sqm)

Shop 4:  
780 sqft (72.5 sqm)

**Total GIA: 2,384 sqft (222 sqm)**

## Rent

£80,000 pax for the ground floor, or available to let as individual shops. Rent for individual shops TBA.

## Planning

We understand the property has Class E use with the potential for other uses subject to obtaining planning consent. All enquiries regarding planning should be made direct to Leicester City Council planning department on (0116) 454 3000.

## Lease Terms

We understand that the premises is available on a minimum 3-year FRI lease or longer. A rent deposit equivalent to a quarter rent to be payable and held for the duration of the lease, in a nil interest bearing client deposit account.

There will be a service charge and a contribution towards the building's insurance.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs for the preparation of the lease.

## Rating Assessment

Charging Authority:	Leicester City Council
Description:	TBA
Rateable Value:	TBA
Rates Payable:	TBA
Period:	-

Please make your own enquiries in respect of the rating liability or business rate relief with Leicester City Council.

## EPC

Pending.

## Services

Services, fittings, and appliances (if any) have not been tested by the selling agents.

## Kal Sangra, Shonki Brothers Ltd

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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

**Health & Safety:** You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

