



READINGS

www.readingspropertygroup.com



£25,000 Per Annum

52-54 High Street, Leicester, LE1 5YN

52-54 High Street, Leicester, LE1 5YN

Readings Property Group are pleased to bring to market the opportunity to lease a retail premises located in a prominent position opposite the Highcross Shopping Centre's High Street entrance.

Location

The premises is located on High Street in Leicester city centre, close to the junction of Carts Lane. The property is located directly opposite the entrance of Highcross Shopping Centre. Nearby occupiers include KFC, Piliot, Moss Bros, Tamatanga, Bills, Costa Coffee and Treetops Adventure Golf.

Terms & Rental

£25,000 per annum

A new Full Repair and Insuring Lease to be granted for a term of years to be agreed. A minimum 3 month rent deposit will be required.

There is a service charge payable to cover costs such as fire alarm maintenance, drainage etc.

Accommodation

The premises is currently occupied by Shakeaway who are due to vacate in May. The property accommodates a main sales floor and a storage area.

Sales area: 49.6sqm (533 sqft)

Storage: 14.4 sqm (155 sqft)

Total Net Internal Area: 64.0 sqm (688 sqft)

Rating

Rateable value £20,000

Rates payable 2023/24: £10,240

Prospective tenants are required to confirm rates payable with the local authority and make their own enquiries regarding small business rates relief.

Energy Performance

Energy Rating - TBC

Planning

Taking in to consideration the previous user, we believe the current planning use would fall under Class E

We would advise all interested parties to make their own enquiries and not solely rely on information we have provided

VAT

VAT is not payable.

Services

Mains water & electrics are available.

Legal Costs

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

Application & Referencing

All applications will be subject to the relevant checks.

Viewings

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar & Ashley Sutton). (0116) 2227575

Agents Notes

CONSUMER PROTECTION LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.