



READINGS

www.readingspropertygroup.com



- City Centre Location
- Close to Highcross Shopping Centre
- National Occupiers Nearby



£15,000 Per Annum

20 Churchgate, Leicester, LE1 4AJ

20 Churchgate, Leicester, LE1 4AJ

Readings Property Group are pleased to bring to market the opportunity to rent a retail premises in a popular location within Leicester City Centre and very close to the entrance of the Highcross Shopping Centre. The property is currently one large unit which will be split into two self contained retail units.

Location

The property occupies a City Centre location, located approximately 100 yards from the Clock Tower. Access to the Highcross Shopping Centre is located less than 50 yards from the premises. Nearby occupiers include Santander, Waterstones, Metro Bank, Tim Hortons

Terms & Rental

£15,000 per annum

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

Accommodation

Total Net Internal Area based on the architectural floor plan provided is approx 50.4sqm (543sqft)

Rating

Rateable value: Due to be re-rated

Rates payable 2025/26: TBC

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

Energy Performance

EPC 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

We understand VAT is not applicable.

Services

Mains Water, & Electric 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.