



Unit 2 The Gresham, 36 Market Street, Leicester LE1 6DE

A High Profile Retail Unit

- ▶ **Total Area: 3,017 sq ft (280.28 sq m)**
- ▶ **Forming part of a recently redeveloped and iconic development**
- ▶ **Competitive rent free incentives available**
- ▶ **Providing flexible sales accommodation**

For enquiries and viewings please contact:



Joe Reilly
07989 434162
jreilly@innes-england.com

Location

The subject property occupies a prominent frontage position on Market Street, within the heart of Leicester city centre, approximately 0.3 miles south of the Clock Tower. Market Street is pedestrianised and benefits from good levels of footfall as it is one of the main routes leading into the city centre from the professional office district. Nearby occupiers include a number of regional and local covenants, with notable occupiers including: McDonald's, Royal Bank of Scotland, 200 Degrees, Black Iron Social, Café Nero and Skin Space.

The location is readily accessible by private and public transport and is convenient for city centres shopping facilities including Highcross shopping centre (0.3 miles) and the Railway Station on London Road (0.5 miles).

Description

A self-contained retail unit forming part of a high profile and iconic development which was formally the Fenwick department store. The building has undergone a comprehensive refurbishment to convert the upper floors into a 122-bed aparthotel with a lobby bar / restaurant on the ground floor, together with three other prime retail units and 12,000 sq ft of Grade A co-working office accommodation.

Internally, the unit has been configured over ground and basement levels to provide flexible retail accommodation which will be completed to a shell condition, with a full glazed frontage and good floor to ceiling height.

Accommodation

	Sq M	Sq Ft
Ground Floor	147.6	1,589
Basement	132.7	1,428
Total	280.3	3,017

Services

We understand the unit benefit from main services connections. Interested parties should seek confirmation from relevant providers as to suitability for their proposed use before entering into contract.

Planning

The unit has an authorised use within Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020. This is a broad use class which allows the unit to be used for a variety of uses including: as a retail shop, café, restaurant and office.

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates

The unit is currently in the process of being renovated and will need to be re-assessed for rates once the works are complete. The tenant will be responsible for business rates payable.

Rent

Rent on application

Service Charge

There shall be a service charge payable towards the maintenance and upkeep of all common areas / external parts of the building. Further details are available on request from the agents.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC has been requested and can be provided upon completion of the renovation works.

Viewings

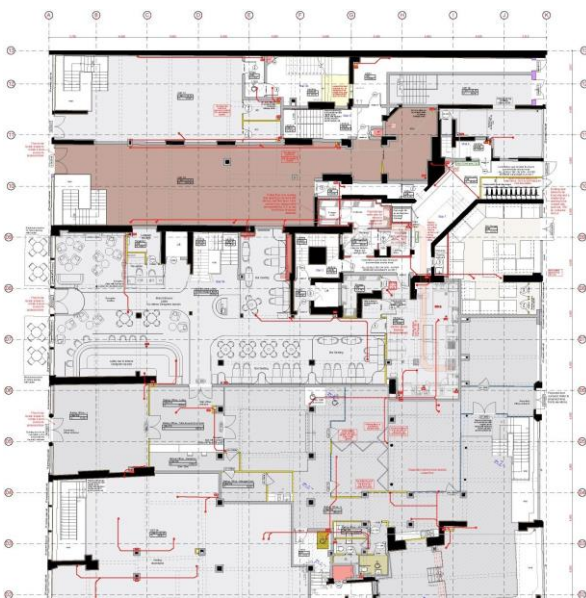
Viewings are by appointment with Innes England or our joint agent: SPACE, Tel: 0345 900 3900.

Date Produced: 07-Jun-2023



Frontage

Ground Floor



Basement



