



**Unit 4, 40-50 High Street, Leicester, Leicestershire LE1 5YN**

## **Upper Floors Office/Leisure Unit**

- ▶ **Ranging from 1,220 sq ft - 6,580 sq ft**
- ▶ **Situated in a high-profile position opposite the Highcross Shopping Center**
- ▶ **Suitable for a variety of uses**
- ▶ **Rent: £35,000 per annum as a whole**

For enquiries and viewings please contact:



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### Location

Leicester is a major East midland's city lying to the East of the M1 Motorway at junctions 21 & 22 with junction 21 being the link with the M69 Motorway accessing easily in to the West Midlands.

The property is situated in the heart of Leicester City Centre and occupies a prominent frontage position on the south side of the pedestrianised High Street, close to the junction of Carts Lane and directly opposite one of the principal entrances to the Highcross Shopping Centre. Nearby occupiers in the vicinity include, Blacks, Moss Bros, Pho Vietnamese Street Food, Treetop Adventure Golf and Tamatanga.

### Description

A good quality second and third floor office / leisure unit which forms part of an attractive 4 storey mixed use building.

The accommodation over both floors is generally open plan in nature and has been fitted out to a good standard, benefiting from a good degree of natural lighting. Kitchen and WC facilities are provided. Access is gained via an internal flight of stairs and the second floor also benefits from a goods lift.

### Accommodation

	Sq M	Sq Ft
Second Floor	497.9	5,360
Third Floor	113.3	1,220
<b>Total</b>	<b>611.3</b>	<b>6,580</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

### Services

We understand mains water, waste and electricity are connected to the unit.

### Planning

The property was previously used as office accommodation. Interested parties are advised to make their own enquiries of the local planning authority to ascertain whether their proposed use is in accordance with the planning consent.

### Tenure

The accommodation is available by way of a new effective fully repairing and insuring lease for a term of years to be agreed.

There is also the potential to let the accommodation on a floor by floor basis.

### Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £25,500.

Source: VOA

### Rent

The entire accommodation is available at a rental of £35,000 per annum exclusive.

Parties interested in a split of the accommodation on a floor by floor basis are requested to contact the agents for further information.

### Service Charge

A service charge is payable for the maintenance and upkeep of the common areas of the property. The current budget for this demise is understood to be approximately £5,000 per annum.

### 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

The premises have an EPC assessment of: D 90

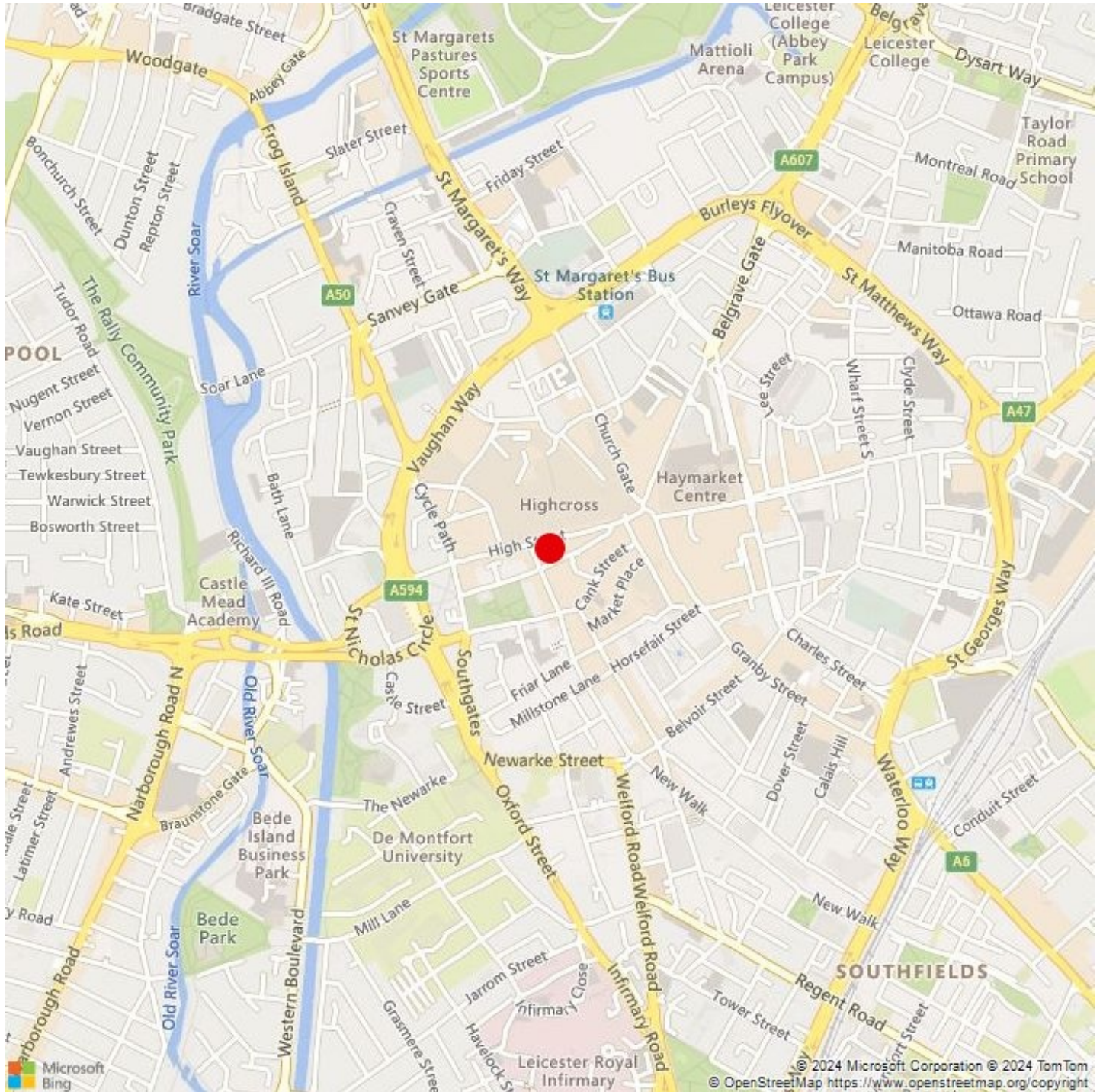
### Viewings

Viewings are by appointment with sole agents Innes England.

A party that is not represented by an RICS member or other property professional is advised to read the Code for Leasing a Business Premises 2020 and it's supplemental guide, and obtain professional advice.

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