

the circle

NEW WALK PLACE

Three new retail units

with open frontage seating at the foot of Leicester's historic New Walk



Centre Yourself

Location

The property occupies a prominent position fronting Welford Road (A6), Welford Place and King Street. This high profile new development sits right at the heart of Leicester on a main arterial route through the city, close to the main shopping centre together with both De Montfort University (0.51 miles) and University of Leicester (1.15 miles).

The property also sits opposite the pedestrian access to New Walk, which forms an historic and attractive pedestrianised route running from Granville Road/University of Leicester Campus to the south east, through to King Street. New Walk is an extremely attractive tree lined walkway, it was originally known as Queens Walk and was laid out in 1785 by the Leicester Corporation as a pedestrianised walkway.

The location is readily accessible by private and public transport and is convenient for City Centre shopping facilities including Highcross Shopping Centre (0.47 miles) and the Railway station on London Road (0.5 miles).

Description

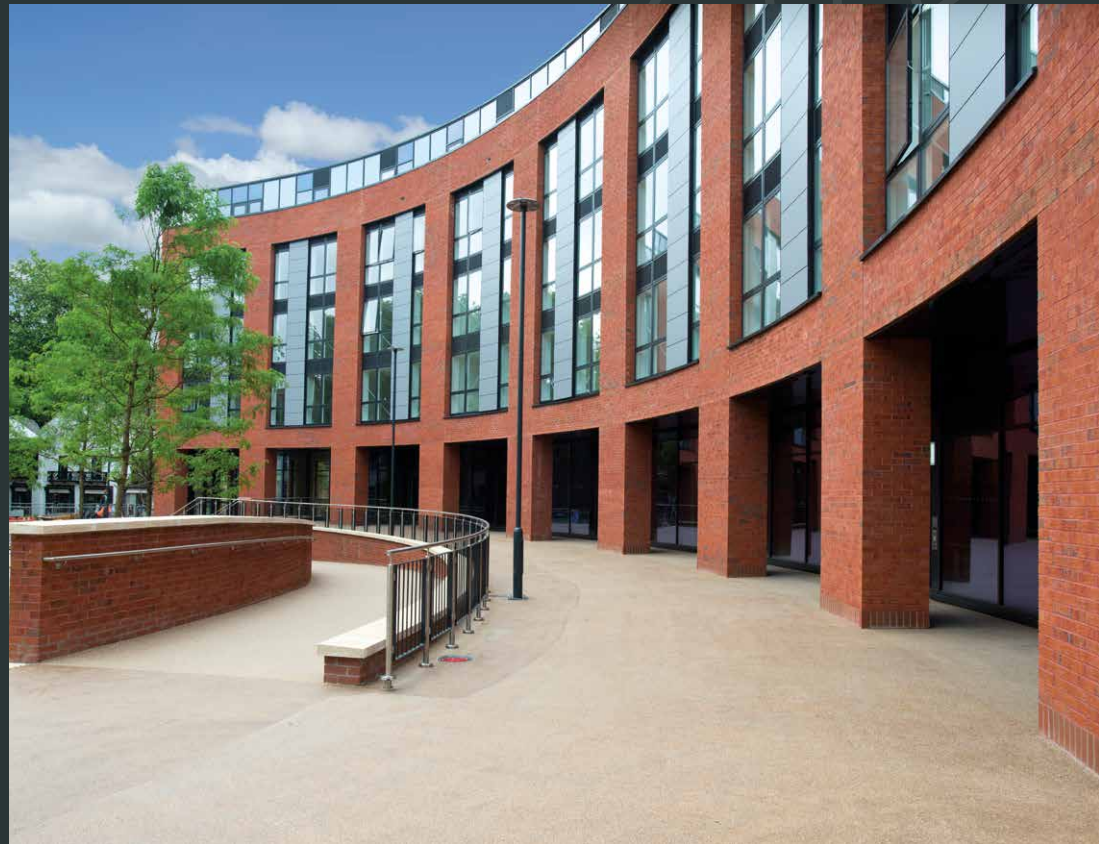
The ground floor retail units form part of this newly completed development with 54 high specification residential units to the upper floors.

The three retail units form the whole of the ground floor and have been completed to a shell condition, with full glazed frontages and good floor to ceiling heights. There is a large open seating courtyard area to the front of the units which tenants will benefit from the use of. In addition, there is recessed frontage which could facilitate outdoor seating.

The adjacent property provides approx. 60,000 sq ft of office space which is let to Mattioli Woods PLC.

Planning

The units are understood to have 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 units to be used for a variety of uses including; retail shop, café, restaurant and office.



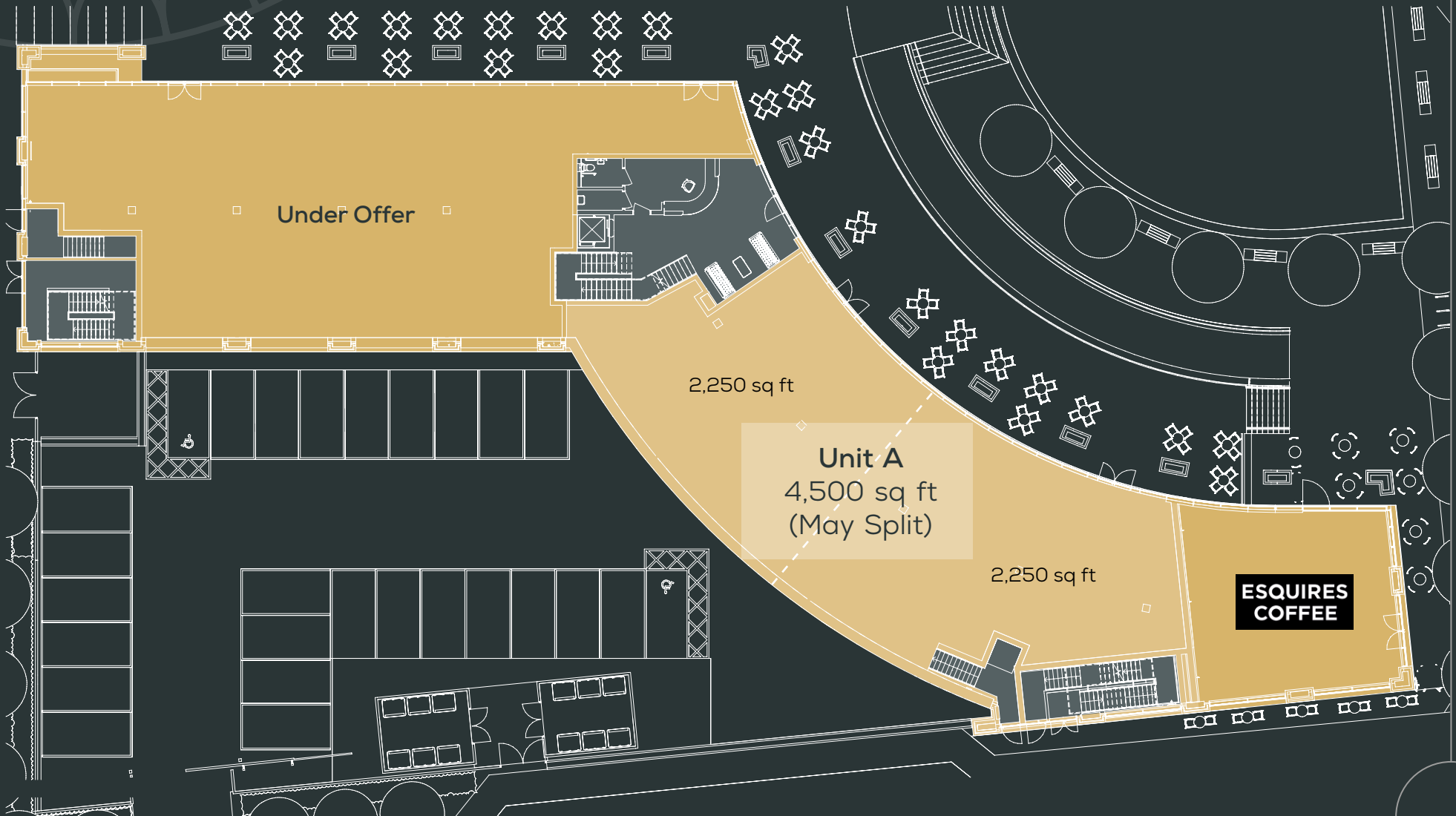
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Unit areas

	Sq ft	Sq m
2 The Circle (Retail Unit B)	UNDER OFFER	
4 The Circle (Retail Unit A)	2,250 - 4,500	209.03 - 417.90
5 The Circle (Retail Unit C)	LET	

Each unit will benefit from external space for customer seating and amenity, details available upon application to the Agent.





Haymarket Shopping

Leicester Market

Town Hall Square

BELVOIR ST

MARKET ST

Magistrates Court

A594

St Georges Tower

Leicester Railway Station

New Walk Museum

Crown Court

NEW WALK

KING ST

WELFORD RD

A594



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Richard III & Cathedral

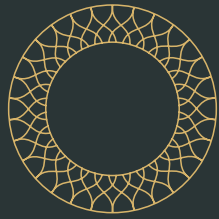


Market Street

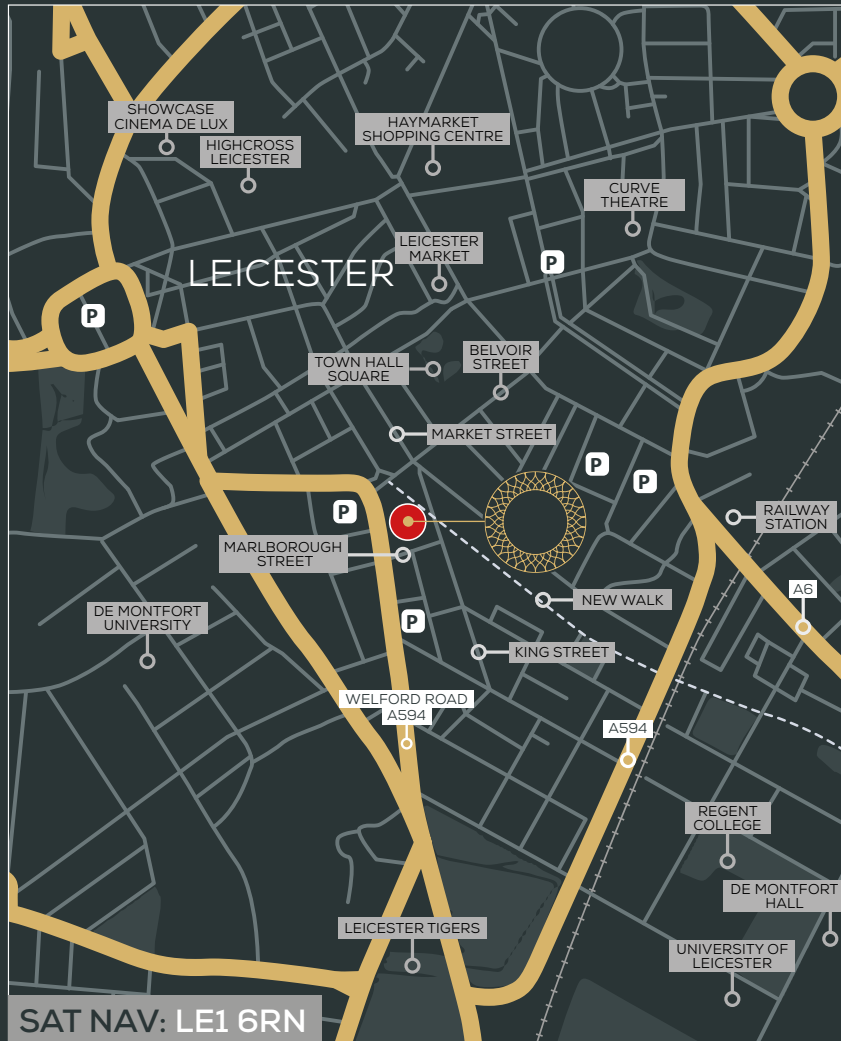


New Walk





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Terms

Details on application from the joint sole agents.

Service Charge

There shall be a service charge payable towards the maintenance and upkeep of all common areas/parts of the building, details on request.

EPC

- 2 The Circle (Retail Unit A) – Band A (22)
- 4 The Circle (Retail Unit B) – Band A (19)
- 5 The Circle (Retail Unit C) – Band A (16)

Business Rates

The Business Rates are yet to be assessed.

VAT

All figures quotes are exclusive of VAT, which is applicable

Viewing

By appointment only, please contact the joint sole agents



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