



Available For Short Term Occupation

24/26 Market Place
Leicester LE1 5GF

2,027 - 4,469 sq. ft

To Let

KEY FEATURES



ROA



Prominent Location



Overlooking Market Place Square



Close to trendy St Martins Square



Secondary access to Cank Street



Class E use consent



Suitable for a variety of uses (STP)



External courtyard access



Immediately available



LOCATION :

The unit occupies a central location in an important regeneration area overlooking Market Place Square. A new 5,000 sq ft Food Hall has been developed opposite along with £1.8m of improvements to the surrounding area in addition to further plans for regeneration. The property is located in close proximity to a host of independent bars, shops, cafes and restaurants around St Martins, Hotel Street and Loseby Lane, in addition to the popular St Martins Square scheme. The location benefits from good transport links and parking facilities in addition to being less than a 10 minute walk from the popular Highcross Shopping Centre. Nearby occupiers include 45 West Gin bar, 45 Gin School, Crafty St Martins, Middletons Steakhouse, Veen and The Case Restaurant and Champagne Bar.



TENURE:

Leasehold

PRICE

ROA

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction.

VAT:

VAT will be applicable at the prevailing rate

EPC:

Available upon request

VIEWINGS:

Viewings are available by appointment with Phillips Sutton.

ANTI-MONEY LAUNDERING:

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.



PREMISES:

FLOOR AREA	AREA SQFT	AREA SQM
24	2,442	226.87
26	2,027	188.31
24/26	4,469	415.18

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