

100 Church Gate | Leicester | LE1 4AL

Highly prominent retail park unit fronting Leicester's inner ring road

1,915.25m²
(20,616ft²)

- Prominent frontage to Vaughan Way, Leicester's inner ring road with average daily traffic flow of some 43,455 vehicles
- 64 surface car parking spaces
- Situated in close proximity to the Highcross Shopping Centre anchored by John Lewis with major retailers including Zara, The North Face, Reiss, Hotel Chocolat, Apple and H&M
- Situated close to St Margarets Bus Station
- Ground floor 1,741.95m² (18,750ft²)
- Mezzanine 173.30m² (1,865ft²)
- Use Class E
- Rent upon application



TO LET



Location



Gallery



Contact



Location

The property is situated in a highly prominent position on Leicester's inner ring road at the junction of Vaughan Way and Burleys Way with Church Gate. To the north is St Margarets Way, the principal arterial road from the north of the city which links with Leicester's outer ring road.

The Highcross Shopping Centre is located some 3 minutes walk from the subject premises and is anchored by John Lewis and Showcase Cinema de Lux and is home to major retailers such as Zara, The North Face, Reiss, Hotel Chocolat, Apple and H&M.

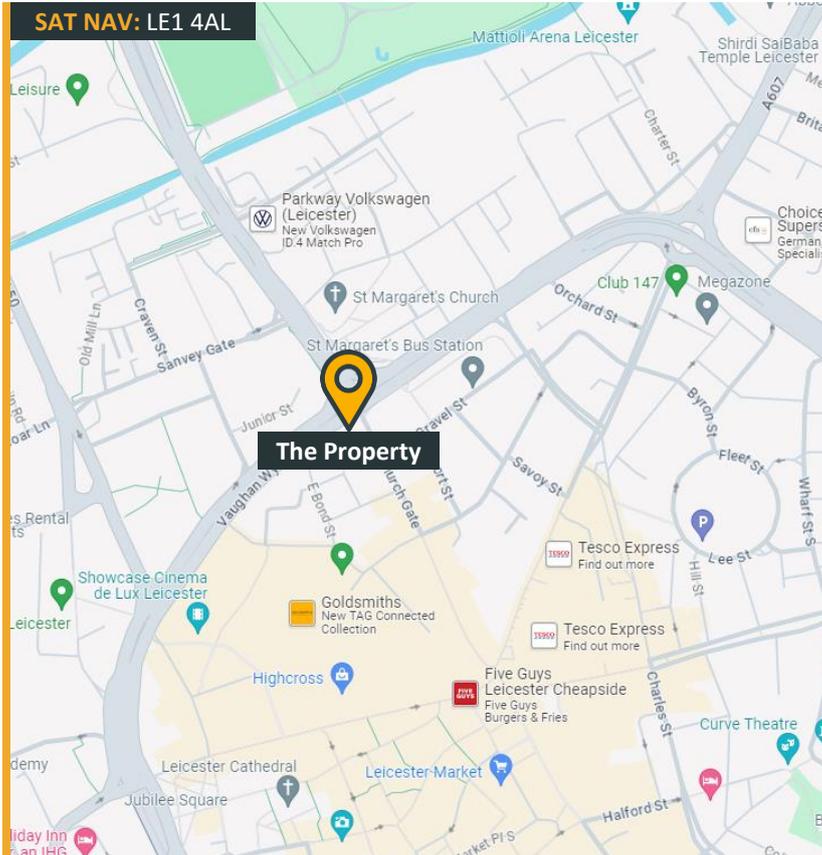
The Property

The property comprises of a retail warehouse with ground floor sales and servicing together with first floor ancillary and staff accommodation. To the front of the store is a 64 space car park which can provide free car parking to customers via ANPR validation. The site totals some 1 acre.

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym. This information is for guidance only and all parties should check themselves with the local planning authority.





EPC

The property has an EPC rating of B – 40 valid until 28th July 2025.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party will bear their own legal costs incurred in connection with this transaction.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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