



52a Highcross Street, Leicester LE1 4NN

336 sq. ft retail unit To Let

£10,000 per annum plus VAT and insurance

Available Immediately

- 336 Sq. ft Ground floor Shop to Let
- Well situated in Leicester City Centre
- Available immediately
- £10,000 Per Annum +Vat
- All uses consider STPP
- 3 months deposit required

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Summary

Size - 336 Sq ft
Rent - £10,000
VAT - Applicable
Building insurance - Re-charged at cost
Business Rates - RV £6,500 (discounts may apply)
Legal Fees - Each party to bear their own costs
Tenure - Leasehold
EPC - B (45)

Description

52a Highcross Street is a small ground floor shop/office in Leicester City Centre, close to the Highcross Shopping centre and High Street.

The space measures approximately 336 sq. ft, with small w/c to the rear. The unit would suit a small business such as a barber, takeaway (without extraction required), office space, small studio or retail shop.

Location

The property is located in the Centre of Leicester City close to St Nicholas Place and High Street, 2 minutes from the popular Highcross shopping centre, cinema and restaurant quarter.

Points of interest locally include Leicester railway station, approx. 0.75 miles, university of Leicester 1.0 miles and the Royal Infirmary 0.5 miles. The City Centre has had significant attention in recent years and has become one of the Regions main locations for shopping and employment since the major development of the Highcross shopping centre in 2008.

Terms

The lease terms for the unit will be for a minimum period of 5 years, the initial passing rent will be £10,000 per annum plus VAT, with annual rental increases in line with RPI.

3 months rental deposit.

Landlords building insurance will be re-charged at cost.

Leases will be on a fully repairing and insuring basis outside the 1954 L&T Act



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330