



ROB ALSTON
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**PRIME SHOP
UNIT TO LET**

LEICESTER
37, GALLOWTREE GATE, LE1 5AD.

LOCATION

Leicester is the tenth largest city in the UK with a population of approximately 330,000 and retailing in the city centre is dominated by the Highcross Shopping Centre, Humberstone Gate and Gallowtree Gate where major retailers located include **John Lewis, Debenhams, House of Fraser, Marks & Spencer** and **Primark**.

DESCRIPTION

The property is situated in a prime trading location on Gallowtree Gate adjoining **WHSmith** and **O2** and other nearby multiple retailers include **Poundland, Marks & Spencer, Boots, Greggs, Card Factory, Pret a Manger** etc.

ACCOMMODATION

Internal width	11.58m	38 ft
Shop Depth	30.78m	101ft
Ground Floor Sales	275.03 sq m	2,959 sq ft
First Floor Storage	266.33 sq m	2,866 sq ft
Second Floor Storage	43.8 sq m	471 sq ft

RENT

£75,000 per annum exclusive of rates and VAT.

LEASE

The property is available by way of a new 10 year full repairing and insuring lease

RATES

Rateable Value (2017)	£85,500
Interested parties are advised to make their own enquiries regarding rates payable for 2017/18	

VIEWING

Strictly by prior appointment via:
ROBERT ALSTON 07768 650446.

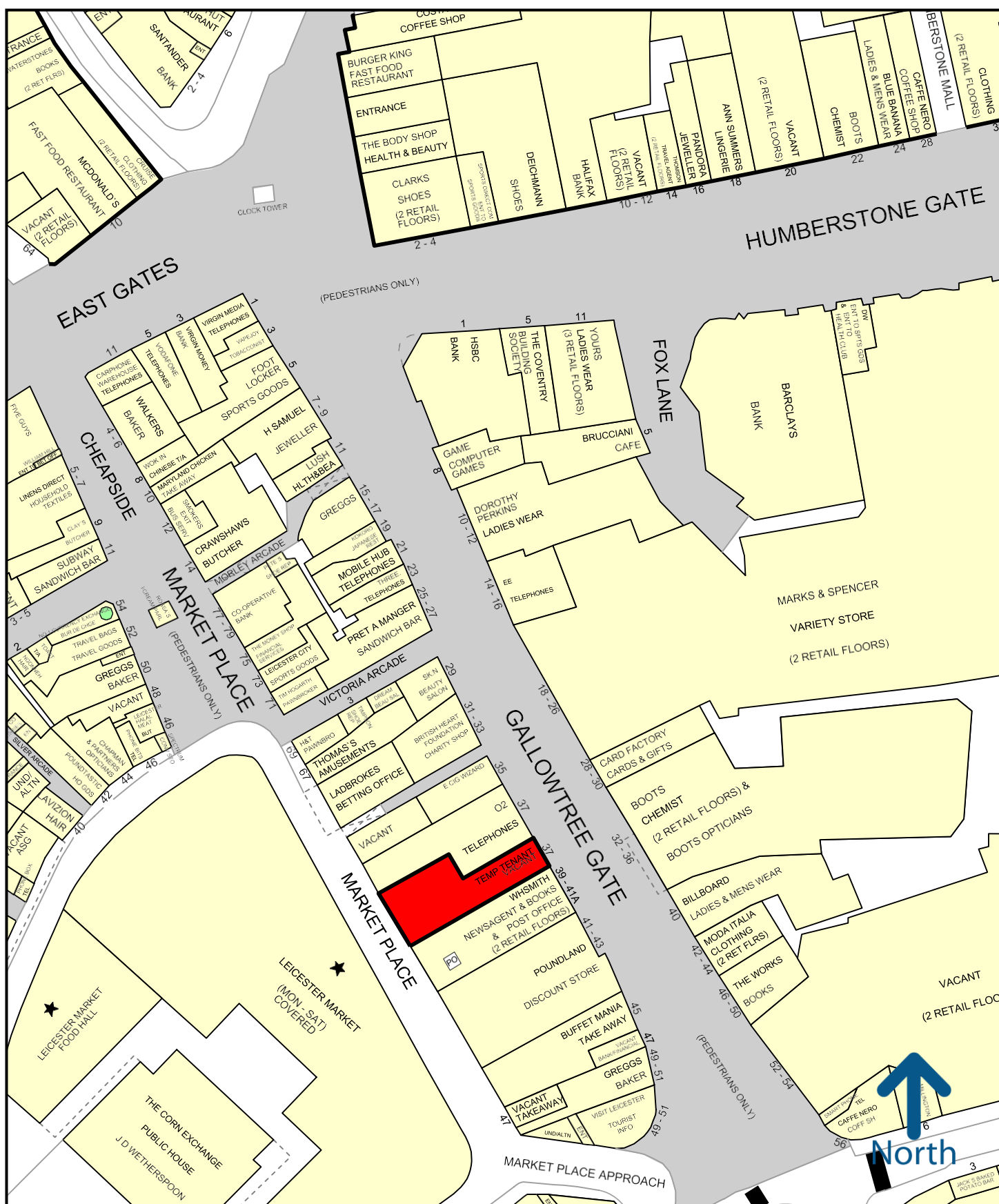
EPC

A copy of the Energy Performance Certificate is available on request

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