



TO LET

Prominent City Centre Retail Unit

Unit 3 + Silver Arcade + Leicester + LE1 5FA



444 Sq Ft
(41.2 Sq M)

£17,000 Per Annum



**Within Refurbished
Victorian Arcade**



**Close to Highcross
Shopping Centre**



**Frontage onto
Silver Street with a
return frontage into
Silver Arcade.**



**Available January
2024**

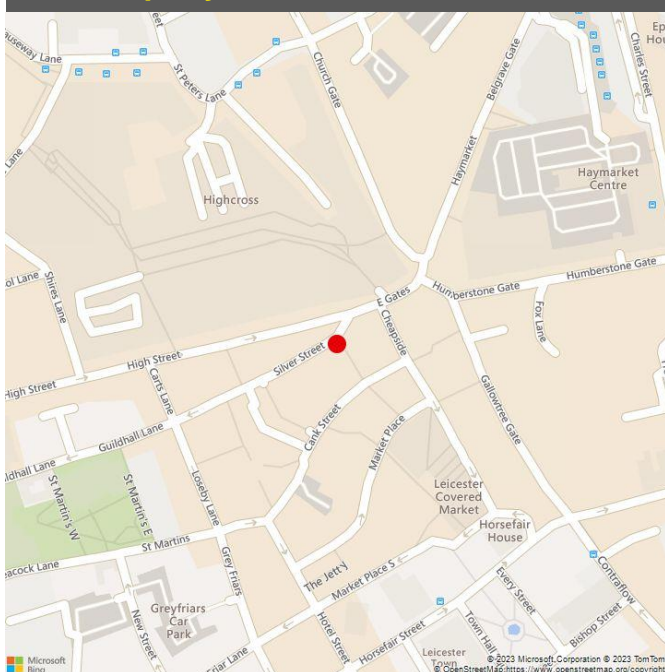


Location

The Silver Arcade occupies a prominent mid terraced position within the heart of Leicester city centre, with frontage onto Silver Street and Cank Street.

Situated within close proximity to the Highcross Shopping Centre, Clock Tower and The Lanes shopping precinct. The location benefits from a mixture of national and local retailers, casual dining operators, and licensed premises.

The Property



SAT NAV: LE1 5FA

Rating Assessment

Rateable Value (2023): £10,500
U.B.R (2023/2024): £0.499
Est. Rates Payable (2023/2024): £5,240*

*Small businesses should benefit from rates exemption.
Rating information is for guidance purposes only and should not be relied upon.

Description

The premises occupies a prominent ground floor position with a large display frontage onto Silver Street and a return frontage into Silver Arcade.

The Victorian Arcade has undergone a complete refurbishment and is finished to a very high standard throughout. It is one of only two arcades in the UK which rise through four storeys. There are two passenger lifts with the units benefitting from glazed shop fronts, lighting, mains electric & water connections, integrated CCTV and fire alarm.

Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Ground Floor Retail	444	41.2
TOTAL	444	41.2

Energy Performance Certificate

Listed buildings are exempt from requiring an EPC.

Terms

The property is available on internal repairing terms for a period to be agreed, at an initial rent of **£17,000 Per Annum exc.**

There is a Service Charge levied to cover the costs associated with the maintenance and upkeep of the building and common parts. Further information available upon request.

VAT

Prices are quoted excluding VAT which is payable at the prevailing rate.

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).
Unrepresented parties are recommended to obtain professional advice.

Viewing

Strictly by appointment with the sole agent

Harry Brown
hsb@andash.co.uk
07803 405 708

Conrad Gray
csg@andash.co.uk
07842 426 936

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Andrew & Ashwell or its employees or agents. Neither Andrew & Ashwell nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Andrew & Ashwell will accept no liability for consequential loss arising from these particulars or any negotiations in