



TO LET

City Centre Retail Premises

10 Loseby Lane + Leicester + LE1 5DR



1,402 Sq Ft
(130.3 Sq M)

£22,500 Per Annum



**Established
boutique
location**



**High passing
footfall**



**Modern
decoration
throughout**



CCTV in-situ



**Staff ancillary to
rear**



**Available
immediately**

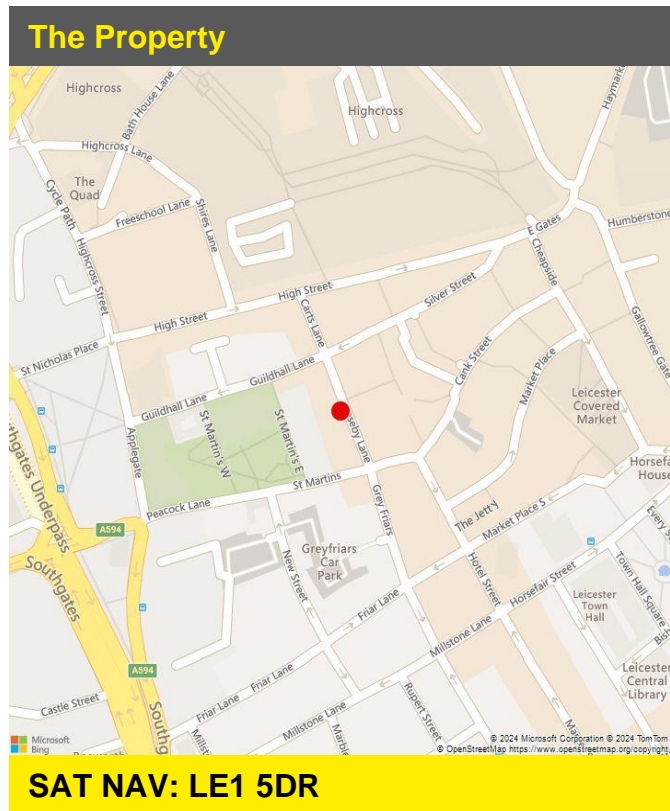


10 Loseby Lane + Leicester + LE1 5DR

LOCATION

The property occupies a prominent position along Loseby Lane within The Lanes, an attractive boutique location in Leicester City Centre.

Neighbouring units offer a mix of national and local operators including jewellery stores, florists, cafes, restaurants, bars, and home furnishing stores.



DESCRIPTION

The ground floor of a mid-terraced, Grade II listed retail premises of brick construction incorporating timber-sash frontage with central entrance door.

Internally the property provides an open plan sales area offering modern décor throughout with laminate flooring, mixed light fittings, and gas central heating.

Stores and staff ancillary including WC are provided to the rear.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Sales Area	1,270	118
Stores & Ancillary	132	12.3
TOTAL	1,402	130.3

RATING ASSESSMENT

Rateable Value (2023):	£17,000
U.B.R (2023/2024):	£0.499
Est. Rates Payable (2023/2024):	£8,483

Rating information is for guidance purposes only and should not be relied upon.

ENERGY PERFORMANCE CERT.

A copy of the EPC is available upon request.

TERMS

A new Lease is available for a term to be agreed at an initial rent of **£22,500 Per Annum**.

VAT

We understand the property is not elected for VAT.

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

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