

ANDREW+
ASHWELL



TO LET

Prominent City Centre Retail Premises

28 – 34 High Street + Leicester + LE1 5YN



1,509 – 6,645 Sq Ft
(140.2 – 617.3 Sq M)

£20,000 – £77,500 Per Annum



**Wide frontage
onto High Street**



**High passing
footfall**



**Available as a
whole or
individually**



**Electric security
shutters to
glazing**



**Climate cooling
throughout**



**Available
September 2024**



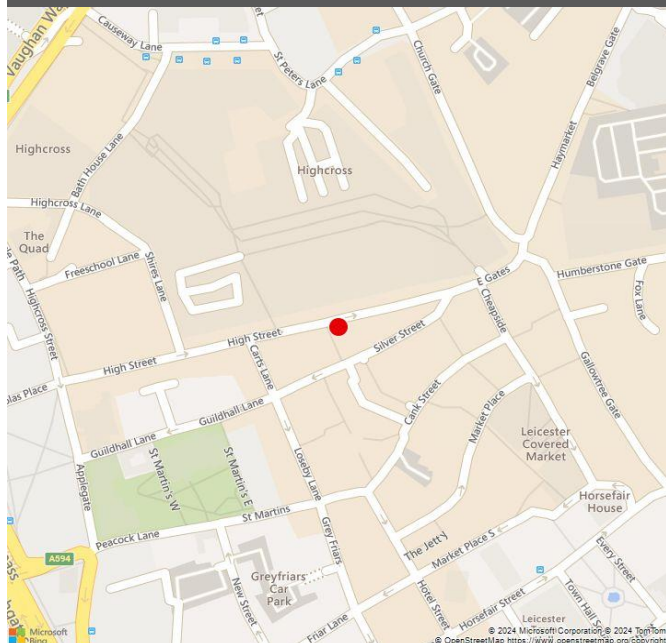
0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

LOCATION

The property occupies a mid-terraced central position with frontage onto High Street in Leicester City Centre, approximately 200m West of the Clock Tower and 100m from the Southern entrance of the Highcross Shopping Centre.

A mix of national and local operators occupy neighbouring premises with users including HMV, Lloyds Bank, Caffè Nero, KFC, and Blacks all within close proximity.

The Property



SAT NAV: LE1 5YN

DESCRIPTION

The property comprises three independent mid-terraced retail units, currently combined to present as one retail premises with upper floor offices and stores.

Internal fitout comprises of wooden flooring throughout with a mix of exposed brick and plaster and painted finishes in part, with suspended track services providing spot lighting and climate cooling throughout.

There is intention to restore the premises to original state as a double unit to the left side, and two single units to the centre and right, all with glazed frontages onto High Street.

Electric security shutters are in place to all frontages.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
28-30 High Street (left)	3,323	308.7
32 High Street (central)	1,509	140.2
34 High Street (right)	1,813	168.4
TOTAL	6,645	617.3

RATING ASSESSMENT

The property is currently rated as a whole. The units will require reassessment if Let individually.

28 – 34 High Street

Rateable Value (2023):	£86,000
U.B.R (2023/2024):	£0.512
Est. Rates Payable (2023/2024):	£44,032

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

ENERGY PERFORMANCE CERT.

Separate EPCs are available for individual units. Current ratings are as follows:

28-30 High St:	B (36)
32 High St:	B (37)
34 High St:	B (37)

Copies of all EPCs are available upon request.

TERMS

The property is available on a Full Repairing and Insuring basis for a term to be agreed at the following initial rents:

28-30 High Street:	£40,000 Per Annum exc.
32 High St:	£20,000 Per Annum exc.
34 High St:	£22,500 Per Annum exc.

The whole is also available at an initial rent of **£77,500 Per Annum exc.**

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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