ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 www.rhtretail.co.uk 3 Edmund Gardens 117 Edmund Street Birmingham B3 2HJ



RETAIL PREMISES TO LET

37 GALLOWTREE GATE LEICESTER, LE1 5AD

SUBJECT TO VACANT POSSESSION

Location

Gallowtree Gate is one of the prime pedestrianized retail frontages within Leicester town centre linking into Humberstone Gate and both the Haymarket and The Shires Shopping Centres. The subject premises are situated diagonally opposite to Marks and Spencer adjacent to E-Cig, Wizard and WHSmith. Other retails of note in the near vicinity include Card Factory, Boots, Poundland, Pret A Manger, EE and H Samuel.

Description

The premises comprise a shop on Ground, First and Second Floors with the following approximate areas:

Accommodation

Internal Width Max	85 m	27' 10"
Narrows to	6.0 m	19' 8"
Built Depth	30.6 m	100'4"
Ground Floor Sales	197.3 sq m	2124 sq ft
1 st Floor Storage	201.67 sq m	2170.8 sq ft
2 nd Floor Storage	181.45 sq m	1953 sq ft

Lease

The premises are available by way of a new lease for a term to be agreed.

Commencing Rental

£65,000 per annum exclusive of service charge, business rates, building insurance and VAT.

Service Charge

There is a small service charge levied details on application.

Rating Assessment

 Rateable Value 18/19
 £85,500

 Rate in £
 18/19
 49.3p

 Rates Payable
 £42,151.50

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with Leicester Council to confirm the rates payable and whether any transitional relief applies.

EPC Rating

Full EPC available upon request.

Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing strictly by appointment with the Sole Agents:

lan Hughes DD: 0121 212 7802 E: janh@rhtretail.co.uk

Date prepared: March 2019. All transactions are stated exclusive of VAT. Subject to Contract.

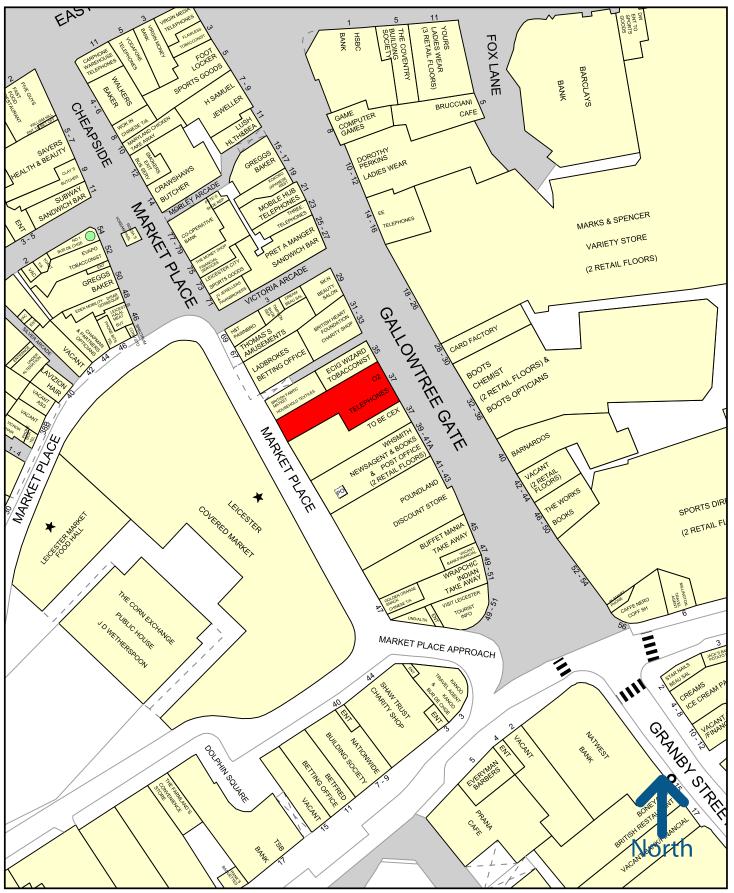
Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must sastisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.





ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS



50 metres

Experian Goad Plan Created: 12/03/2019 Created By: RHT



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services: w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011