



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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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 retailers 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 annually, the current year 19/20 is £3,799.05.

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

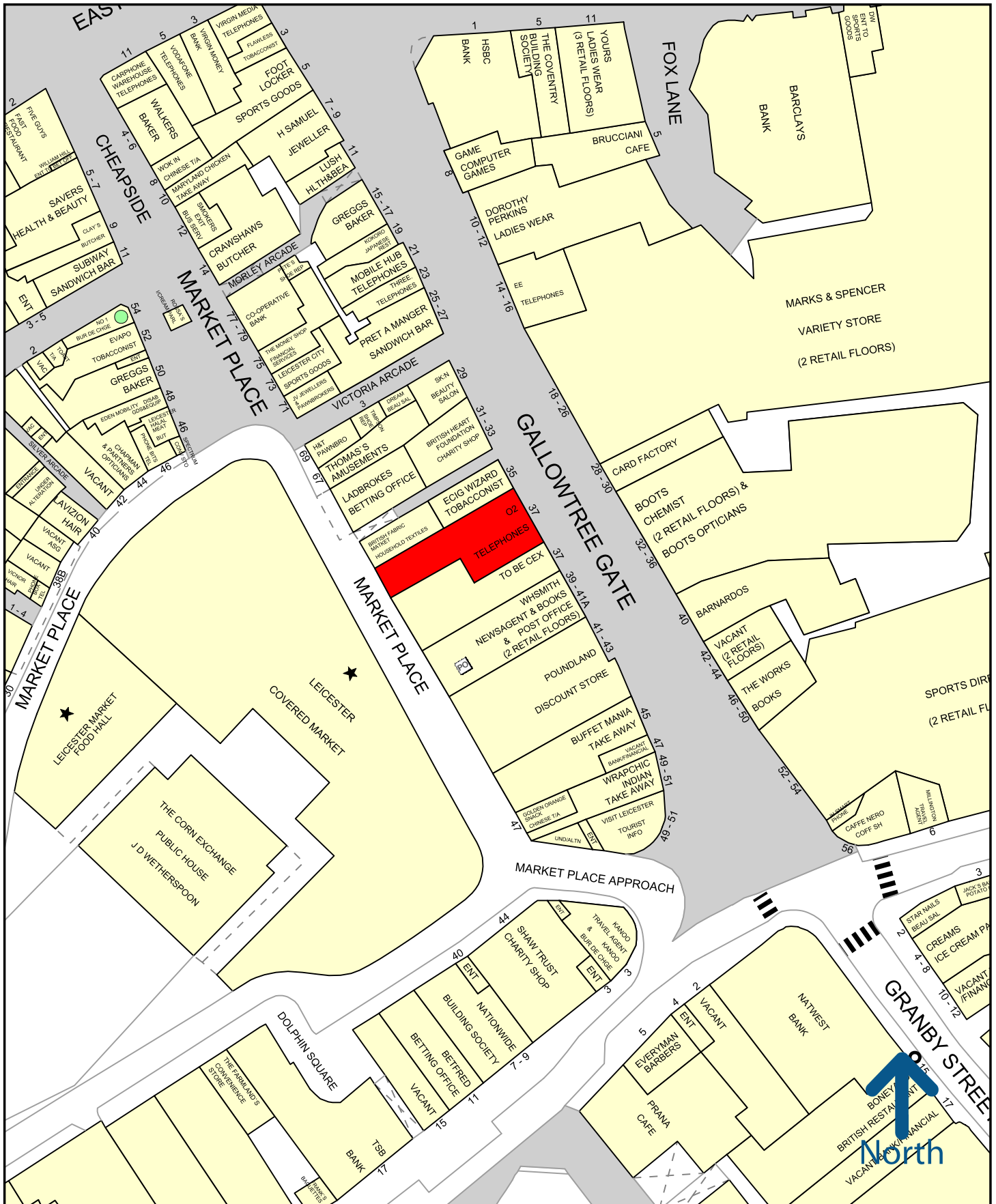
Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing strictly by appointment with the Sole Agents:

Ian Hughes
DD: 0121 212 7802
E: ianh@rhtretail.co.uk

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

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50 metres

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



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