



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## SHOP UNIT TO LET – REDUCED RENT PROMINENT UNIT

**63 MARKET PLACE, LEICESTER, LE1 5EL**

### Location

The premises front Market Place which is within the heart of Leicester City Centre and forms part of the busy thoroughfare between Leicester's outdoor market and High Street/Highcross Shopping Centre. Other retailers in the vicinity include **Ladbrokes, CEX, WH Smith and Thomas's Amusements.**

### Description

The unit comprises a 3 storey retail unit with first and second floor ancillary accommodation, kitchen and WC facilities.

### Accommodation

Frontage	5.25	17' 3"
Shop Depth	13.2	43' 4"
<b>Floor Area</b>		
Ground Floor Sales	64.83	698
First Floor	65.10	701
Second Floor	75.95	818
Total	205.88	2,217

### Lease

The premises are available on a FR&I basis for a term of years to be agreed.

### Rent

**£20,000 pax.**

### Rates

Rateable Value	£32,500
Rate in £ (2019/2020)	49.1p
Rates Payable	£15,957.50

*This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transactional relief applies.*

### EPC

Available upon request.

### Legal Costs

Each party is to be responsible for their own legal costs.

### Viewing

**Strictly by appointment with the Sole Agents.**

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Rowley Hughes Thompson  
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Date prepared: January 2020 transactions are stated exclusive of VAT. Subject to Contract.

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