



# CLASS E UNIT TO LET LEICESTER

**31-35 HIGH STREET, LEICESTER, LE1 4FP**

## **Location:**

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

Nearby multiple occupiers include KFC, HMV, Lloyds Bank, Caffè Nero, Blacks, McDonalds, Urban Outfitters and Five Guys, amongst many others and also established independent operators.

## **Use:**

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning permission.

## **Accommodation:**

The unit is arranged over Ground Floor and Basement only and has the following approximate net internal areas:

<b>Ground Floor:</b>	<b>1,050 sq. ft. (97.55m<sup>2</sup>)</b>
<b>Basement:</b>	<b>800 sq. ft. (74.28 m<sup>2</sup>)</b>

## **Rent:**

£30,000 per annum exclusive.

## **Lease:**

The premises are available by way of a new lease subject to 5 yearly upwards only rent reviews.



## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority as to the rates payable for the site.

The current rateable Value is £29,750.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

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## Location Map:

