

CLASS E OPPORTUNITY

LEICESTER

UNIT 1A, HAYMARKET TOWERS



Description

The premises are situated in the prime section of Humberstone Gate immediately adjoining the new **Barclays** and in proximity to occupiers including **Primark, Superdrug, Tesco Express, TK Maxx, Evans Cycles, Cards Direct** and **Matalan**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged on ground floor only and are available in the following configurations:

Ground Floor 4,534 sq. ft. (421.22 sq. m)

Or alternatively on the following splits:

Demise 1	2,309 sq. ft.	(214.51 sq. m)
Demise 2	2,225 sq. ft.	(206.70 sq. m)

Lease

The premises are available on a new effectively full repairing and insuring leases for a term of years to be agreed.

Rent

Upon application.

Service Charge

The current estimated service charge for the financial year is £2 per sq. ft.

Business Rates

Following completion of works the unit will need to be reassessed by the Valuation Office Agency.

All parties are advised to make their own enquiries to the relevant Authority.

EPC

The property has an EPC rating of C 63. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

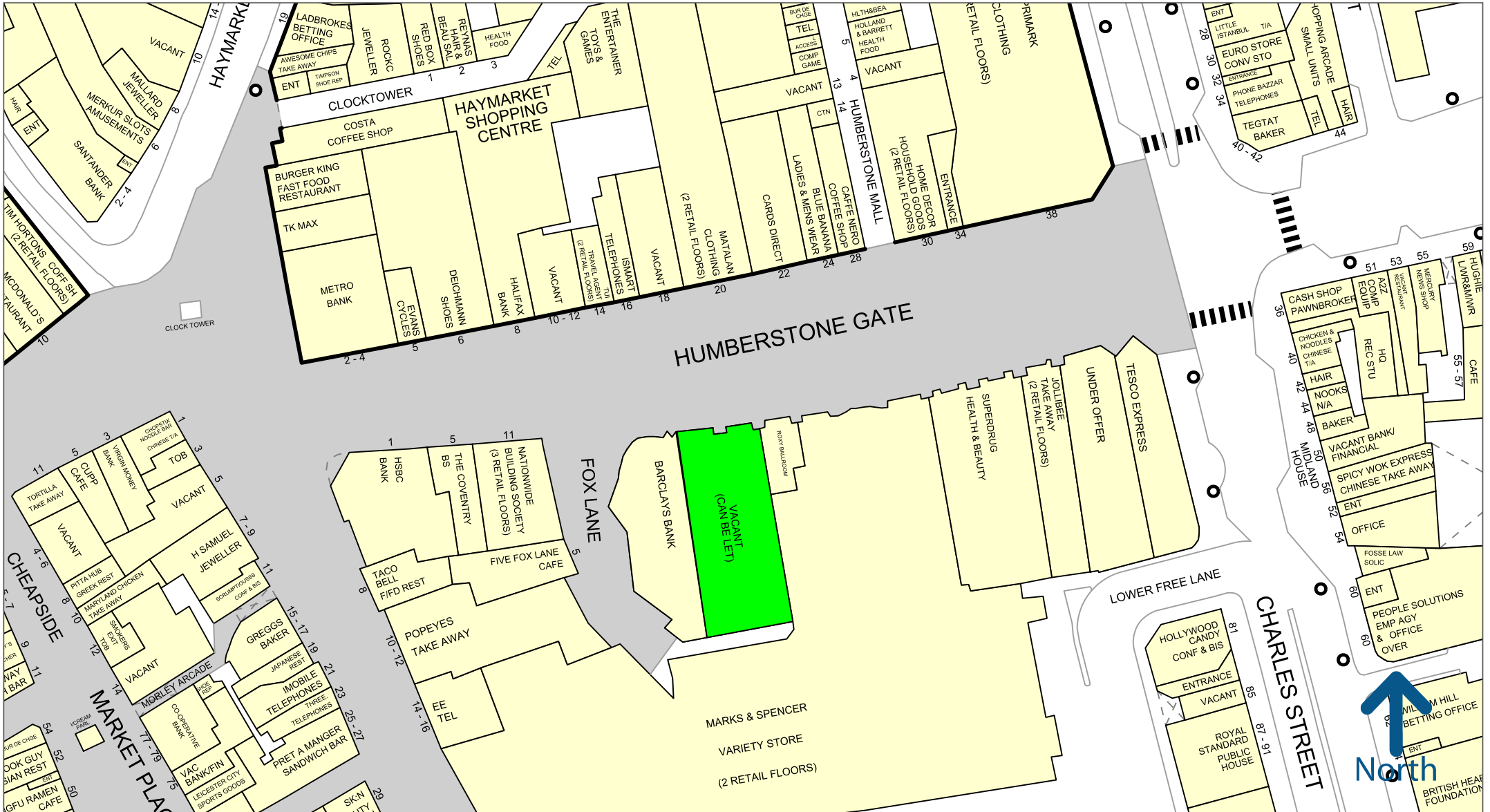
Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Or, **BWD**, contacting:

Richard Bidwell **0121 2626540**

Subject to Contract



50 metres

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