



RETAIL PROPERTY CONSULTANTS

TO LET

AVAILABLE IMMEDIATELY

**LEICESTER
5 GALLOWTREE GATE, LE1 5AD**

LOCATION

The unit occupies one of the most prominent positions within Leicester city centre, fronting Gallowtree Gate and in close proximity to the Clock tower.

There is a huge variety of retailers nearby including H Samuel, M & S, Boots, HSBC and Metro Bank along with many fast dining restaurant operators such as McDonalds, Burger King, Five Guys, Tim Hortons and Taco Bell

ACCOMMODATION

The unit comprises the following approximate areas:

Floor Area	Sq M	Sq Ft
Ground Floor	125	1,347
Basement	108	1,158

RENT

£99,500 per annum exclusive of VAT

LEASE

A new lease for a term to be agreed subject to upward only rent reviews every 5 years.

RATES

Rateable Value: £120,000

PLANNING

The Unit is suitable for E planning use classes, to include retail, financial and food led operations, enquiries to be made through Leicester City Council 0116 454 1000

EPC

The property has an energy performance rating within band E (110) a certificate is available upon request

VIEWING:

Viewing strictly by prior appointment with the sole agents:

Martin Herbert

0345 900 3907 / 07584 505546
martin.herbert@space-rpc.com

Josh Porter

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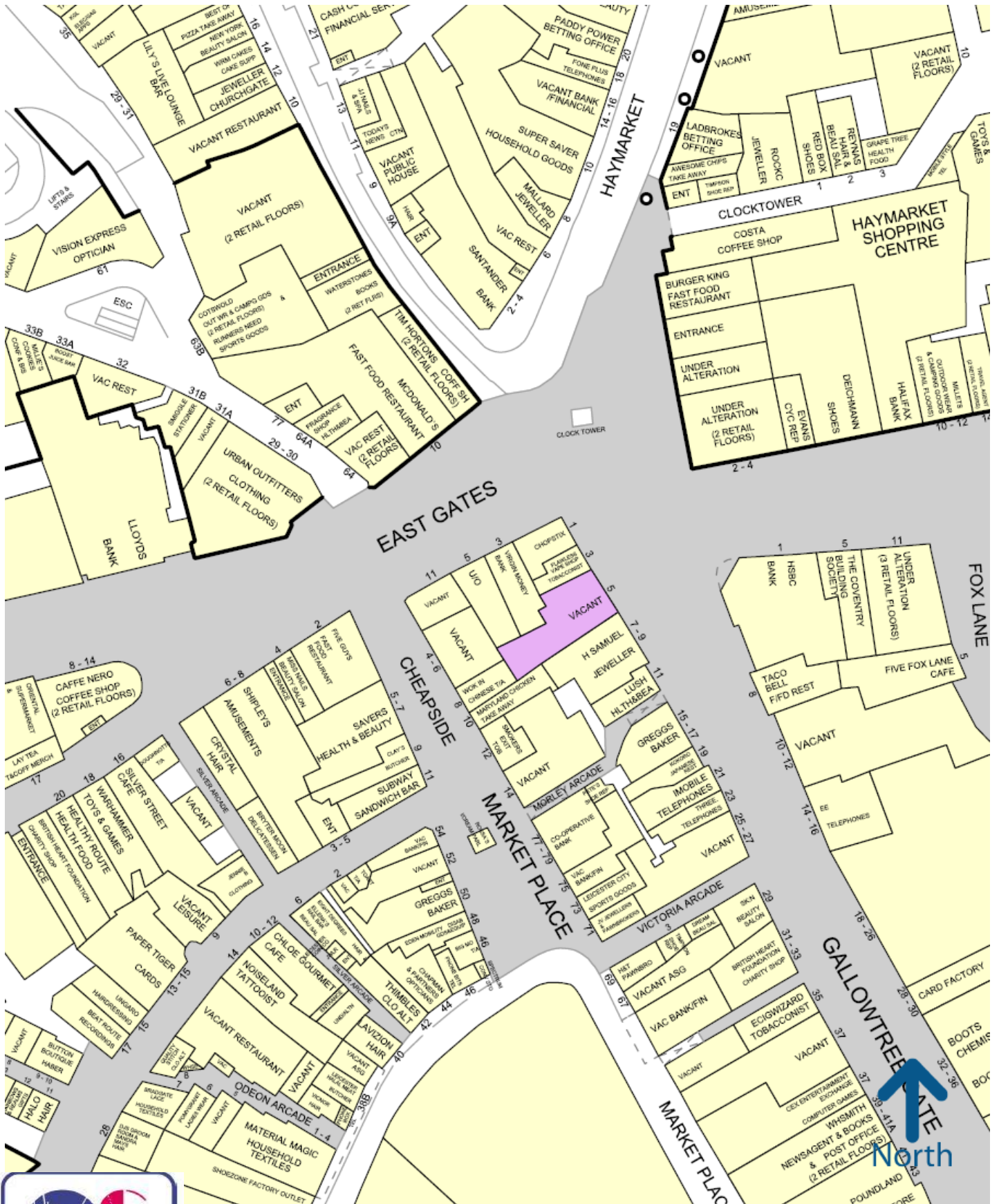
SUBJECT TO CONTRACT

For more information on further properties:

www.space-rpc.com

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LEICESTER 5 GALLOWTREE GATE



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