

# PRIME SHOP TO LET

## LEICESTER

### UNIT 9, HAYMARKET TOWERS

#### SUBJECT TO VACANT POSSESSION

#### Description

The property occupies a prime position fronting the pedestrianised section of Humberstone Gate. The unit is well positioned adjacent to the new **Jollibee** and in proximity to **Primark**, **H&M** and **Marks & Spencer**. **Haymarket Shopping Centre** is located directly opposite the property. Other nearby national operators along Humberstone Gate include **Boots**, **Pandora** and **Caffé Nero**.

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

#### Accommodation

The premises are arranged over ground, first and second floors and comprise the following approximate floor areas:

<b>Ground Floor Sales</b>	7,748 sq. ft.	(718 sq. m)
<b>First Floor</b>	6,579 sq. ft.	(611 sq. m)
<b>Second Floor</b>	3,151 sq. ft.	(292 sq. m)

Split options are available. Further information available upon request.

#### Lease

A new effectively full repairing and insuring lease is available, subject to vacant possession, for a term of years to be agreed.

#### Rent

Upon application.

#### Service Charge

The current service charge for the financial year is £19,101 per annum.



#### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£272,500
<b>UBR (20/21)</b>	0.512p

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

#### EPC

The property has an EPC rating of C 70. A full report is available upon request.

#### Legal Costs

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

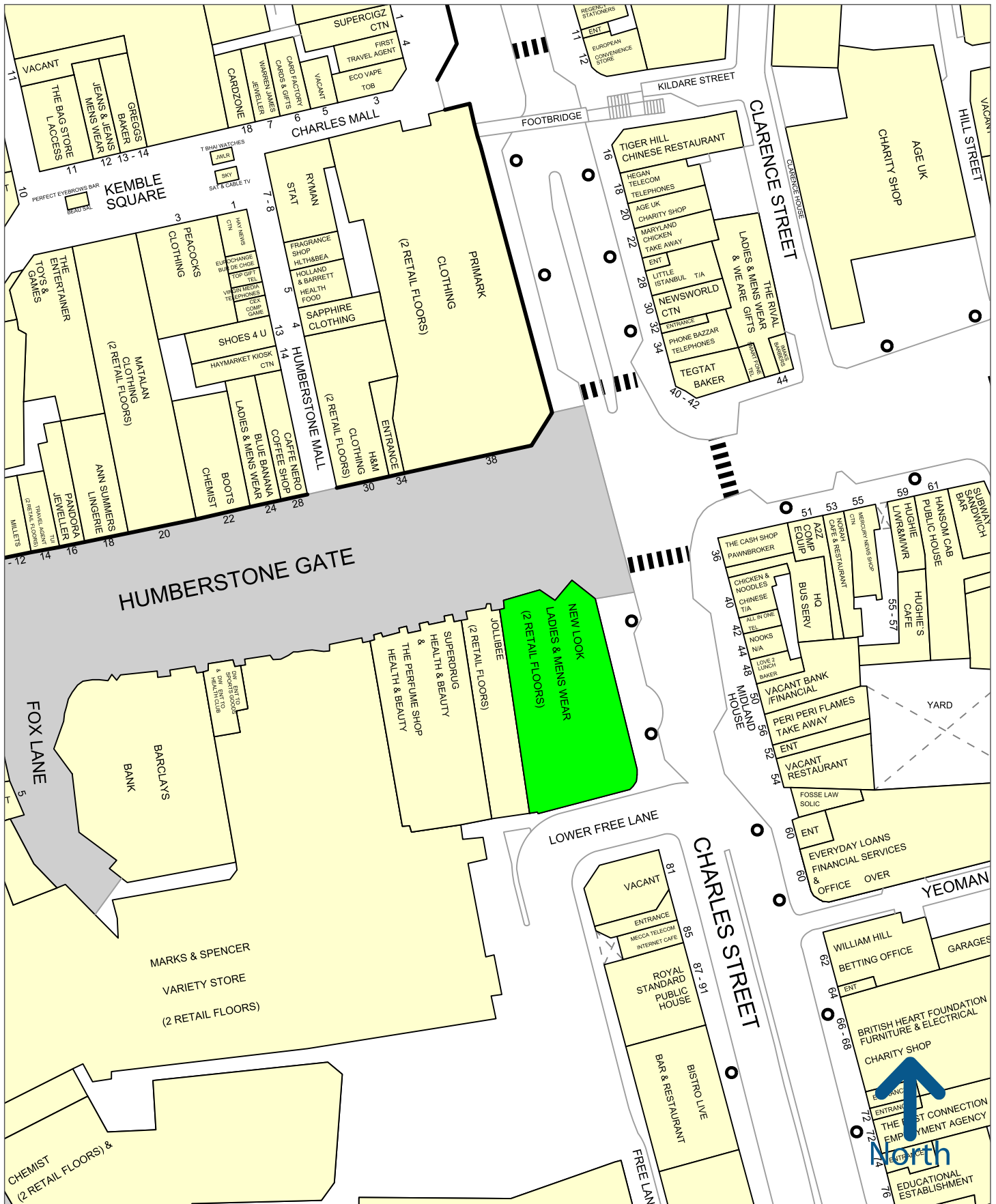
#### Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

**Matt Beardall** 020 7659 4836  
matt.beardall@greenpartners.co.uk

**Mike Willoughby** 020 7659 4827  
mike.willoughby@greenpartners.co.uk

*Subject to Contract*



Experian Goad Plan Created: 08/04/2021

Created By: Green and Partners



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