

# CLASS E OPPORTUNITY LEICESTER

## UNIT 9B, HAYMARKET TOWERS

**18,000 SQ FT**

**ROXY BALLROOM OPENING Q3 2023**



### Description

The property occupies a prime position fronting the pedestrianised section of Humberstone Gate. The unit is well positioned adjacent to the new **Tesco, Primark, H&M, Boots, Pandora, Caffe Nero, Jollibee** and **Marks & Spencer**. **Haymarket Shopping Centre** is located directly opposite the property. **Roxy Ballroom** are due to open in 18,000 sq. ft. in the former DW unit in Q3 2023.

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

### Accommodation

The premises is arranged over ground floor only providing the following approximate areas.

**Ground Floor** 3,595 sq. ft. (333.97 sq. m)

### Lease

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

### Rent

# £85,000

per annum exclusive

### Service Charge

The current service charge for the financial year is £3,500 per annum.

### Business Rates

The unit will need to be re-assessed by the VOA following completion of the Landlord works.

### EPC

The unit is being reassessed for an EPC following completion of the Landlord works.

### Legal Costs

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

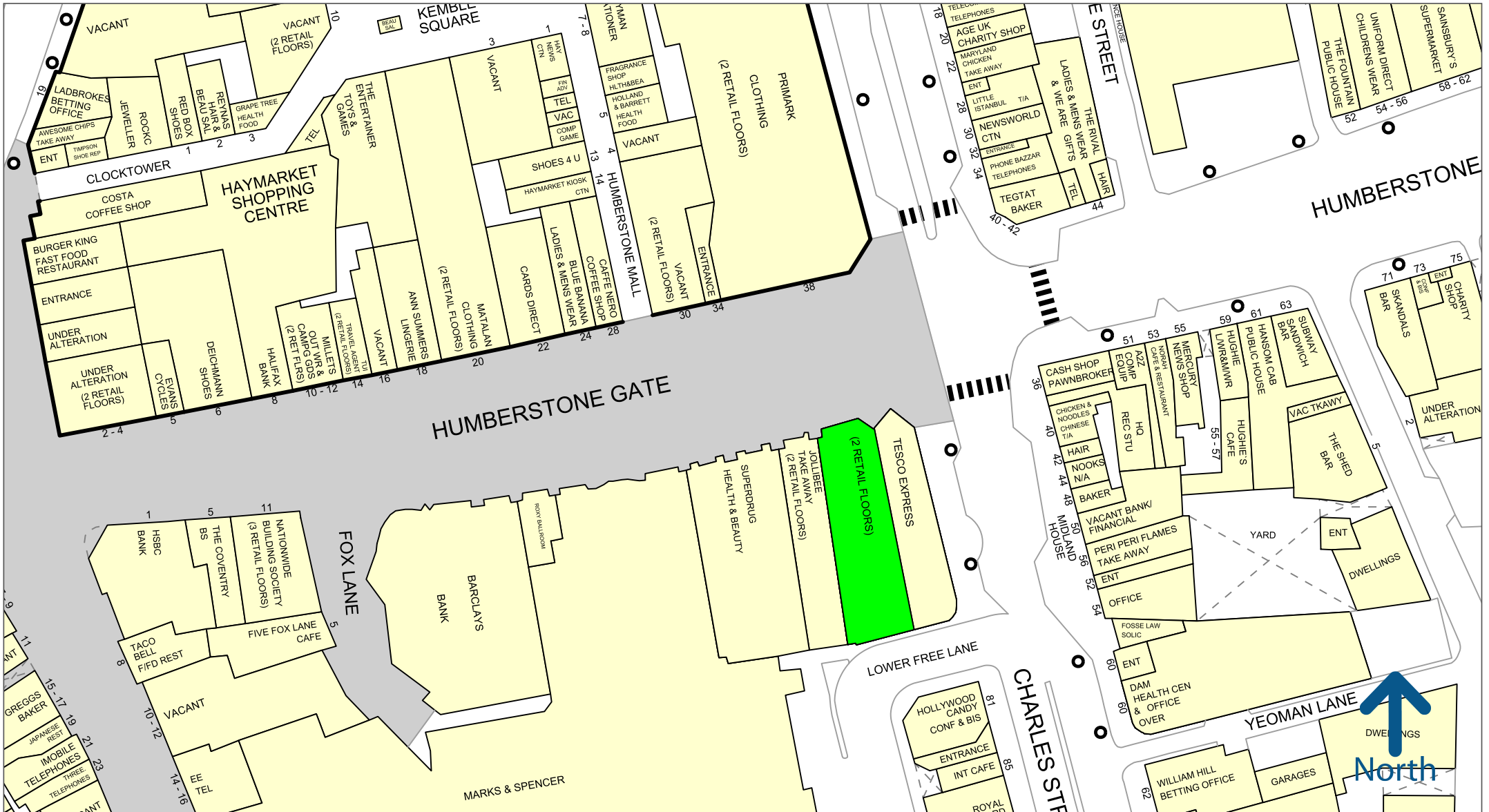
### Viewing

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

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

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

*Subject to Contract*



50 metres

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Experian Goad Plan Created: 31/01/2023

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