



**16 MARKET STREET  
LEICESTER LE1 6DN**

**£47,500 pa ex  
£580,000 FREEHOLD**

**LOCATION**

Market Street is arguably the most attractive shopping street in Leicester with an array of interesting properties, it is also the pedestrian link between the professional quarter on New Walk and the Highcross Shopping Centre.

Nearby retail operators include Café Nero, Fat Face, White Stuff, Greggs and Fenwicks Department Store.

**DESCRIPTION**

Currently a bookmakers the property comprises an attractive 2 storey building to the fore with double height extension to the rear.

The first floor comprises offices and a kitchen, there are public and staff toilets on the ground floor together with a small store room.

**ACCOMMODATION**

|                    |                       |              |
|--------------------|-----------------------|--------------|
| Ground Floor Sales | 140.53 m <sup>2</sup> | (1512 sq ft) |
| Public Toilets     | 17.5 m <sup>2</sup>   | (188 sq ft)  |
| Storage            | 4.2 m <sup>2</sup>    | (45 sq ft)   |
| Staff Kitchen      | 3.9 m <sup>2</sup>    | (42 sq ft)   |

Total GF Area 166.13 m<sup>2</sup> (1788 sq ft)

First Floor 32.7 m<sup>2</sup> (352 sq ft)

All areas are quoted in accordance with the RICS Code of Measuring Practice.

**RATES**

|                 |            |
|-----------------|------------|
| Rateable Value: | £44,000 pa |
| Rates Payable:  | £21,868 pa |



**SERVICES**

All mains services are connected to the premises, together with a gas boiler serving radiators throughout.

**PLANNING**

The property has an established use for A2 retail.

**LEASE**

The property is available on a new effective full repairing and insuring Lease for a term of years to be agreed.

**FREEHOLD SALE**

The property is also available on a Freehold basis and interested parties should contact Jarroms.

**VALUE ADDED TAX**

To be confirmed.

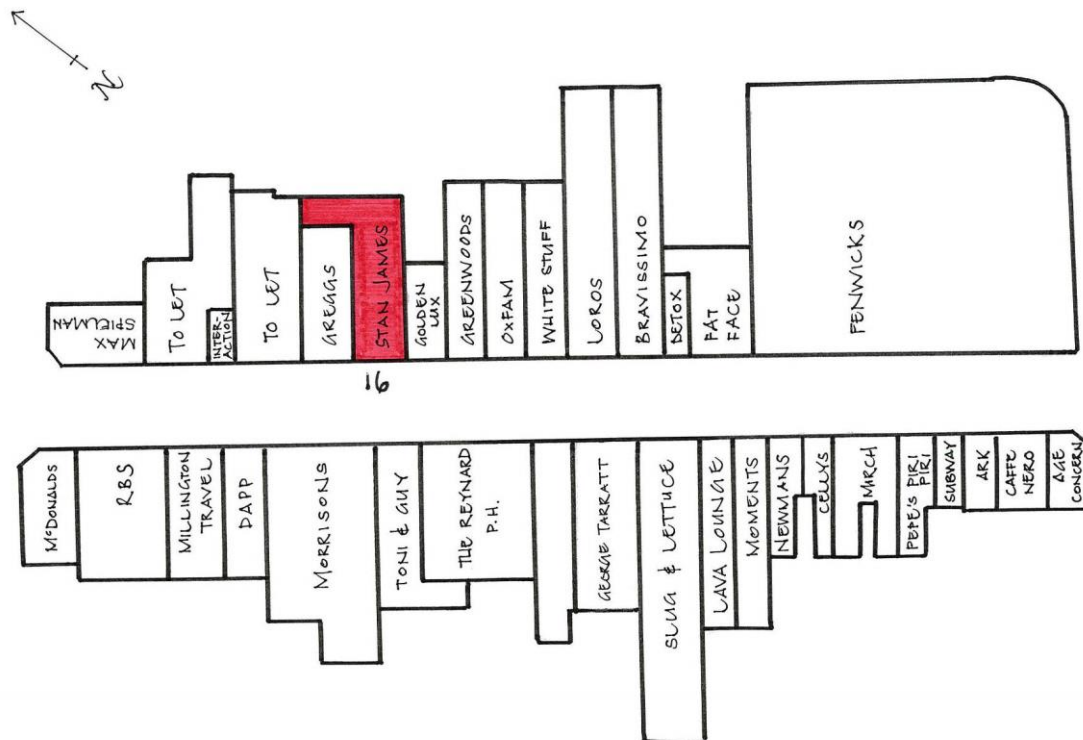
**ENERGY PERFORMANCE CERTIFICATE**

EPC RATING - E

**VIEWING**

By prior appointment with Jarroms:

David Draper  
0116 2221999  
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