



221/223 BELGRAVE GATE, LEICESTER LE1 3HT

£26,500 p.a. exc.



LOCATION

221/223 Belgrave Gate is located adjacent to the southbound carriageway of Belgrave Road coming into the City just before the junction with Burleys Way/St Matthews Way.

The premises occupy a prominent corner position on the corner of St Marks Street.

DESCRIPTION

The property comprises a large two storey retail unit with a good sized rear yard with vehicular access for loading/unloading.

The showrooms on the ground and first floors are separated by a central access stairway and although offered as a whole would accommodate well being split into smaller units either vertically or horizontally.

ACCOMMODATION

Ground Floor

Left-hand Showroom (From Front)

Internal Frontage	7.72 m	25'4"
Average Width	9.53 m	31'3"
Depth	24.18 m	79'4"
Sales Area	213 sq m	2,291 sq ft

Right-hand Showroom

Internal Width	7.37 m	24'2"
Depth	23.75 m	77'11"
Floor Area	175 sq m	1,885 sq ft
(Includes rear area partitioned off for storage/loading)		
Loading doors to rear		

First Floor

Left-hand Showroom

Maximum Width	10.06 m	33'0"
Depth	24.08 m	79'0"
Floor Area (excluding central staircase area)	229.83 sq m	2,474 sq ft

Right-hand Showroom

Maximum Width	7.44 m	24'5"
Depth	23.60 m	77'5"
Floor Area	170.19 sq m	1,832 sq ft
Office off	3.11 sq m	33.5 sq ft
W.C., wash basin & electric water heater		
Total Area	788 sq m	8,482 sq ft

RATING

Rateable Value: £17,250.
(Source VOA Website)

SERVICES

Mains drainage, water and electricity are supplied to the premises.

LEASE

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

RENTAL

The commencing rental will be £26,500 per annum exclusive.

LEGAL COSTS

The incoming Tenant will be required to discharge the Landlord's reasonable legal costs incurred in connection with the Lease.

VIEWING

Strictly by appointment through the Sole Agents on (0116) 2221999.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.