



## 30 CHURCHGATE LEICESTER LE1 4AJ

**£27,000 pa.  
FREEHOLD £299,000**

### LOCATION

The property is located on Churchgate in the heart of Leicester City Centre, close to one of the entrances into Highcross Shopping Centre.

Churchgate benefits from footfall leading to the county bus station being a link into the City Centre.

Occupiers include Wink Photography, Lucci Leather Goods, Brucciani Café, Holland Park Gaming and Churchgate Music amongst other nationals and independents.

The street is due to undergo pedestrianisation works which will improve the area with the target start date of April 2018.

### ACCOMMODATION

The property comprises primarily the ground floor, there is also a basement accessed externally but this is not currently in use, the ground floor provides the following approximate areas.

Sales	172 m <sup>2</sup>	1,856 sq ft
Ancillary	12 m <sup>2</sup>	127 sq
Basement	Not measured	

### RENT

£27,000 per annum exclusive.

### FREEHOLD

£299,000.

### LEASE

The premises are available by way of a new Lease with terms to be agreed.

### EPC

An EPC has been undertaken and is available upon request.

### RATES

Rateable Value: £22,750

The 2017 Rateable Value may be subject to Transitional Relief. Interested parties are advised to make their own enquiries with the Local Authority, Leicester City Council (0116 4541000).

### VIEWING

By prior appointment with Jarroms:

Jarroms  
David Draper  
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or our Joint agents:



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**SUBJECT TO CONTRACT**

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