



38 BELGRAVE GATE LEICESTER LE1 3GP

£23,500 p.a. ex.

LOCATION

The property is centrally situated on one of the principal routes into Leicester City Centre opposite the New Bus Station and Haymarket Shopping Centre.

An established retail location there is a mix of local and national retailers including Tesco Express Brighthouse and Argos

It is proposed that a new link road will run along the side of the property further enhancing the location

DESCRIPTION

The property comprises a ground floor lock-up shop with rear servicing and ancillary accommodation to the rear.

Currently fitted out as a Fish and Chip with 32 covers with suspended ceilings, air conditioning and electric roller shutter.

The current trading Licence runs to 11:00pm but we understand this could be extended with the agreement of the city council.

The Tenants fixtures and fitting which include a Preston and Thomas 5 pan island range are available by separate negotiation.

ACCOMODATION

Max internal width	5.54m ²	(18'0")
Restaurant area	96.8 m ²	(1042 sqft)
Rear Stock	21.27m ²	(229 sq ft)

RATING

Rateable Value:	£17,750
Rates Payable:	£8,857.25

Based on a UBR of £0.499, interested parties should check their with Leicester City Council



USER

We understand the premises has established A5 use as a fast food takeaway

SERVICES

There is are electrical, water and gas supplies, there is also a fire alarm

LEASE

The property is available by way of a new Lease for a term to be agreed but not less than 3 years, the rent will be subject to 3 yearly rent reviews on full repairing and insuring terms.

LEGAL COSTS

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

EPC RATING - C

VIEWING

By prior appointment with Jarroms:
David Draper
0116 2221999
david@jarroms.co.uk



Rear Service Yard



Bus Station