



## 38 BELGRAVE GATE, LEICESTER LE1 3GP

£23,500 pa exc.



### LOCATION

The property is centrally situated on one of the principal routes into Leicester City Centre.

The premises are centrally located in an established retail area opposite the Haymarket Shopping Centre with a mix of local and national retailers including a new Tesco Express. Immediately adjacent to the property is a site for a new mixed use development scheme.

### DESCRIPTION

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

Currently fitted out to a good standard with an open plan restaurant and consent for 48 covers benefiting from air conditioning and electric roller shutter.

### ACCOMMODATION

#### Ground Floor

Maximum internal width	5.54 m	18'2"
Restaurant area	96.8 m <sup>2</sup>	1,042 sq ft
Rear Stock	21.27m <sup>2</sup>	229 sq ft

### Outside

Shared service yard to the rear accessed via a shared service road from Mansfield Street with parking for 2/3 cars.

### SERVICES

Mains water and electricity are connected to the premises as is mains drainage.

### TOWN & COUNTRY PLANNING

The property has the benefit of an existing use under Class A3 of the Town and Country Planning (Use Classes) Order 1987.

### RATEABLE VALUE

Rateable Value:	£17,750.00
Rates Payable:	£8,537.75

(Source VOA Website)

### LEASE

The property is available by way of an existing 15 year Lease expiring 5<sup>th</sup> March 2024 at a current rental of £23,500 per annum subject to review on 6<sup>th</sup> March 2012 and 3 yearly.

### RENTAL

£23,500 per annum exclusive.

### LEGAL COSTS

Each party will bear their own legal costs arising out of the transaction.

### VIEWING

Strictly by appointment with the Joint Agents on 0116 2221999.