



**40 CHURCHGATE, LEICESTER LE1 4AJ**

**£10,000 p.a. exc.  
Premium £35,000**



#### LOCATION

Leicester is the largest city within the East Midlands offering excellent communications with easy access to the M1 and motorway network and by rail with London St Pancras 1 hour 10 minutes away.

The premises are located within the central retail area close to the entrance of the recently extended Highcross Shopping Centre.

#### DESCRIPTION

The property comprises a ground floor lock-up shop with rear servicing and unusually for such a central location car parking.

Jabberwocky is fitted out to provide a sales area to the front and food preparation to the rear.

#### ACCOMMODATION

Sales Area		
Internal Width	2.84 m	9'4"
Sales Area	13.72 m <sup>2</sup>	148 sq ft
Rear Food Preparation	12.73 m <sup>2</sup>	137 sq ft
Storage	1.95 m <sup>2</sup>	21 sq ft

#### Outside

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

#### SERVICES

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

#### TOWN & COUNTRY PLANNING

We understand that the property has the benefit of an existing use under Class A5 of the Town & Country Planning (Use Classes) Order 1987.

Interested parties should make their own enquiries with Leicester City Council (0116 2527000).

#### RATING

Rateable Value: £3,850.00  
Rates Payable: £1,566.95

Based on a Small Business UBR of 40.7p.

Interested parties should make their own enquiries with the VOA.

#### LEASE

The property is available by way of an existing 9 year Lease expiring 2017 and is subject to review every third year.

#### RENTAL

The commencing rental will be £10,000 per annum exclusive.

#### PREMIUM

A premium of £35,000 is sought for the benefit of the goodwill and fixtures and fittings.

#### LEGAL COSTS

The incoming Tenant will be responsible for all legal costs arising out of the transaction.

#### VIEWING

Strictly by appointment with the Sole Agents (0116) 2221999.