



40 HALFORD STREET LEICESTER LE1 ITQ

£10,000 pa ex

LOCATION

Centrally located within the 'Cultural Quarter' on the pedestrianised section of Halford Street close to the Curve Theatre and Encore Hotel with excellent footfall from the NCP carpark into the City.

DESCRIPTION

Self-contained lock-up ground floor unit with kitchen and WC to rear, previously used as professional offices but suitable for a variety of retail or service uses such as coffee shop, hairdressers, nail bars etc.

Benefiting from an aluminium shopfront and fitted to a fair standard the property is available immediately.

ACCOMMODATION

Ground Floor Sales	29.88 m ²	(321 sq ft)
Kitchen	4.96 m ²	(53 sq ft)

RATES

Rateable Value:	£3,250 pa
Rates Payable:	£1,560 pa*

NB Small Business Relief available, no rates will be payable by qualifying occupiers

SERVICES

We understand Mains Electricity water and drainage are connected.

PLANNING

The property has an established use for A2 retail.

LEASE

The property is available on a new lease on terms to be agreed, the incoming tenant will contribute £175.00 +VAT towards the cost.



ADDITIONAL STORAGE

There is a large storage building to the rear which could be included at an additional cost of £600 pa

Store 27.6 m² (297 sq ft)

VIEWING

By prior appointment with Jarroms:

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