



60 CHARLES STREET LEICESTER LE1 1FB

£12,000 pa exc.



LOCATION

Leicester is the largest city in the East Midlands offering a wide range of facilities and amenities in keeping with its status.

The subject property is a ground floor unit situated on Charles Street in the City Centre in a location favoured by A2 users.

Ideally placed on the edge of the pedestrianised section of Humberstone Gate surrounded by a mix of national and local occupiers including New Look, Derbyshire Building Society, William Hill and John Cheatele.

DESCRIPTION

The property comprises a self-contained ground floor unit with a full retail frontage onto Charles Street.

ACCOMMODATION

Internal width	6.5 m	(21'6")
Narrowing down to 9'0"		
Net internal floor area	65.87 sq m	(709 sq ft)

TOWN & COUNTRY PLANNING

We have been verbally informed by the Planning Department of Leicester City Council that the premises have an existing use for financial and professional services under Class A2 of the Town & Country Planning (Use Classes) Order 1987.

RATING INFORMATION

Rateable Value: £11,250.00

Rates Payable 2009/2010: £7,335.25

(Based on a UBR of .481)

N.B. Some occupiers may qualify for "small business relief" in which case the rates payable may be reduced.

LEASE

The premises are available via a new Lease on effectively full repairing and insuring terms for a period to be negotiated incorporating 3 yearly upward only rent reviews.

RENT

The commencing rental under the Lease will be £12,000 per annum exclusive.

LEGAL COSTS

The ingoing Tenant will be responsible for the Landlord's reasonable legal costs incurred in the preparation of the new Lease and Counterpart.

VIEWING

Strictly by arrangement with the Sole Agents on 0116 2221999.