



## 77/79 CHURCHGATE, LEICESTER LE1 3AN

£17,500 pa exc.



### LOCATION

The property is centrally situated on an established route into Leicester City Centre.

77/79 Churchgate is only a 2 minute walk from The Highcross Shopping Centre (formerly The Shires) and located just off the A594 Vaughan Way Inner Ring Road.

### DESCRIPTION

The property comprises a ground floor lock-up shop with ancillary offices and a vehicular access off Churchgate to an industrial unit. There is also a small car park to the rear (accessed from Short Street) providing additional parking for up to 6 cars.

### ACCOMMODATION

#### Ground Floor

Sales		
Internal width	3.2 m	10'
Sales Area	19.88 m <sup>2</sup>	214 sq ft
Rear Office	14.31 m <sup>2</sup>	154 sq ft
Garage	191.38 m <sup>2</sup>	2060 sq ft
Mezzanine	58.06 m <sup>2</sup>	625 sq ft
<b>Outside</b>		

Part covered rear service area	Approx. 104.98 m <sup>2</sup>	Approx. 1130 sq ft
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### SERVICES

It is understood that mains water, gas and electricity are connected to the premises as is mains drainage.

### TOWN & COUNTRY PLANNING

We are verbally advised by Leicester City Council that the existing permitted use is as a garage for vehicle repair.

### RATING

Rateable Value: £10,250.  
(Source VOA Website).

### LEASE

The property is to be offered by way of a new Lease in multiples of three years. The Lease will be on effectively full repairing and insuring terms and subject to three yearly rent reviews.

### RENTAL

The commencing rental will be £17,500 per annum exclusive.

### LEGAL COSTS

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

### VIEWING

Strictly by appointment through the Sole Agents, Jarroms on (0116) 2221999.

June 2008.