



## ONE UNIT REMAINING

**38-42 BRAUNSTONE GATE, LEICESTER**

**£19,750 pa exc**



### LOCATION

Braunstone Gate is within walking distance of Leicester City Centre and is a popular thoroughfare for pedestrians travelling from the West End into the City.

The area has seen significant development in recent years with the Bede Island Business Park to the rear. De Montfort University campus and Leicester Royal Infirmary are both a short walk away.

There are a variety of retailers in the vicinity including MFI and Carpetright together with hairdressers, bars and restaurants including Mobius, Left Bank and Loaf.

There is on street parking and a large car park opposite which may be used in connection with local businesses.

### DESCRIPTION

The property has recently been constructed with rear servicing.

The upper floors of the development are residential and do not form part of the letting.

### ACCOMMODATION

Individual units are available in a range of configurations from 520 sqft (48.3 m<sup>2</sup>) to 3455 sqft (320 m<sup>2</sup>) GIA. Ground floor retail accommodation let to developer's shell finish.

### LEASE

The property is offered by way of a new effectively full repairing and insuring Lease with 3 year reviews. The

Length of the Lease to be agreed between the parties but shall be in multiples of 3 years.

### RATES

The property being newly built is not yet assessed for rating. Prospective Tenants should make their own enquiries of the local Rating Authority.

### SERVICE CHARGE

A proportion of common expenditure will be recoverable from all occupiers

### LEGAL COSTS

The Tenant is to be responsible for the Landlord's reasonable legal costs in the preparation of the Lease.

### RENTAL

For the purposes of marketing the following indicative divisions are proposed, combinations of neighbouring units are available.

~~Unit 1 — 670 sqft (62.2 m<sup>2</sup>) LET £10,300 pa exc~~

~~Unit 2 — 760 sqft (70.6 m<sup>2</sup>) LET £9,750 pa exc~~

Unit 3/4 1380 sqft (128 m<sup>2</sup>) £19,750 pa exc

~~Unit 5 — 585 sqft (54.3 m<sup>2</sup>) U/O £9,500 pa exc~~

### PLANNING

The unit has planning consent for A2 (financial and professional services) or A1 (retail) (permitted development as defined by the Town & Country Planning (Use Classes) Order 1987.

### VIEWING

Strictly by appointment through the Joint Agents:

Jarroms  
60 Charles Street  
Leicester  
LE1 1FB  
Tel: 0116 2221999  
Contact: David Draper

Hamman & Associates Ltd  
93 Talbot Street  
Nottingham  
NG1 5GN  
Tel: 0845 1662537  
Contact: Mike Hamman

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