## 01384 395 323

COMMERCIAL PROPERTY CONSULTANTS



# 16 BELVOIR STREET, LEICESTER, LE1 6QH

#### TO LET (MAY SELL) SUBSTANTIAL RETAIL UNIT

**Size** NIA Approx. – 2,382 sq ft (221.3 sq m)

**To Let (May Sell)** £17,500 PER ANNUM EXCL.

RENTAL INCENTIVES AVAILABLE Extensive retail unit in City Centre location

Rental incentives available to prospective occupier

Numerous national brands nearby

Potential opportunity to purchase Freehold interest

## Location

The property boasts a prominent position on the busy Belvoir Street in Leicester City Centre. The street plays home to a number of nearby national occupiers such as Las Iguanas & Walkabout.

## Description

The property comprises a 3 storey period building with retail offering at ground floor level and ancillary / storage areas within the upper parts.

Rental incentives are available to an occupier to undertake fit out works.

## Accommodation

#### **Ground floor**

Retail Area	668 sq ft
Rear Sores	156 sq ft
Kitchen	98 sq ft
W/C	-
First floor	
Stores	717 sq ft
W/C	- sq ft
Second floor	_
Stores	743 sq ft
	-

**Total NIA** 

2,382 sq ft

## To Let (May Sell)

£17,500 per annum excl.

## Term

Available by way of a new Full Repairing and Insuring lease with a term and rent review pattern to be agreed.

Our client may consider a sale of their Freehold interest.

## **Rating Assessment**

Rateable value: U.B.R.:

£15,000 51.2p in the £ (2023/2024)

## Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify they are in working order or fit for their purpose.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the letting.

## Energy Performance Certificate

Please contact the agent for further details.

V.A.T.

The property is VAT registered.

## Viewing

Contact - Michael Johnson and Co.

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