



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^a (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
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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: £15,000
U.B.R.: 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.

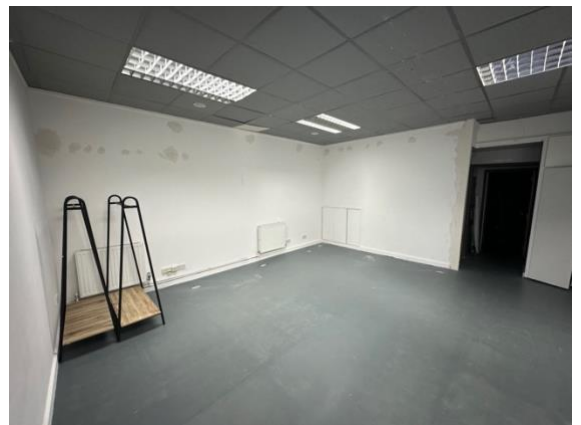
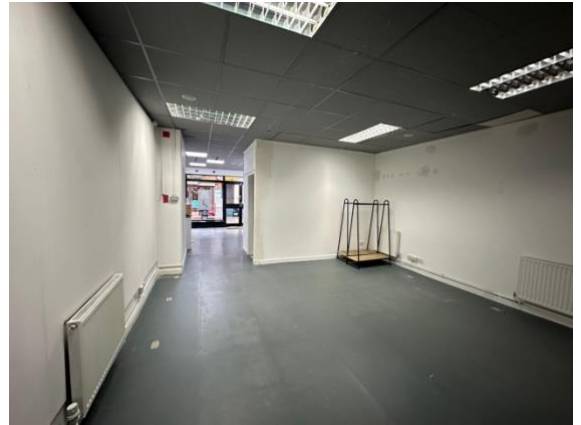
The property is VAT registered.

Viewing

Contact – Michael Johnson and Co.

Tom Johnson
01384 395 323
07794 784 370
tom@michaeljohnsonandco.com

Mike Johnson
01384 395 323
07970 910 135
mike@michaeljohnsonandco.com





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