

Unit 57 (18 Kemble Square) | Haymarket Centre | Leicester | LE1 3YD

Potential New Lease Available | Staff Unaware of the Impending Disposal

Location

Haymarket Shopping Centre totals approximately 250,000 Sq.ft and benefits from a circa 480 space car park. Unit 57 is one of the most prominent shops in the centre being visible from the Humberstone Mall entrance and all along that mall. The premises are located adjacent to B&M Bargains and Warren James and close to Ryman, Card Factory, Greggs and Primark.

Description

The property comprises a ground floor lock up shop.

Accommodation

The property has the following approximate floor area:

Ground floor | 67.73 Sq.m | 728 Sq.ft

Lease

5 years from 30 April 2022. The current Tenant has broken the lease so any new occupier will need to enter into a new lease direct with the Landlord.

Rent

The current rent is £30,000 per annum exclusive.

Service charge

The on account service charge for the current year is £16,965.

Insurance

The insurance for the current year is £398.

EPC

An EPC has been commissioned and is awaited.

Rates

The Rateable Value from April 2024 is £29,250. For rates payable please refer to the Local Charging Authority, Leicester City Council - 0116 454 1004.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.



- Potential new lease available
- Prominent unit within the centre
- Immediately available

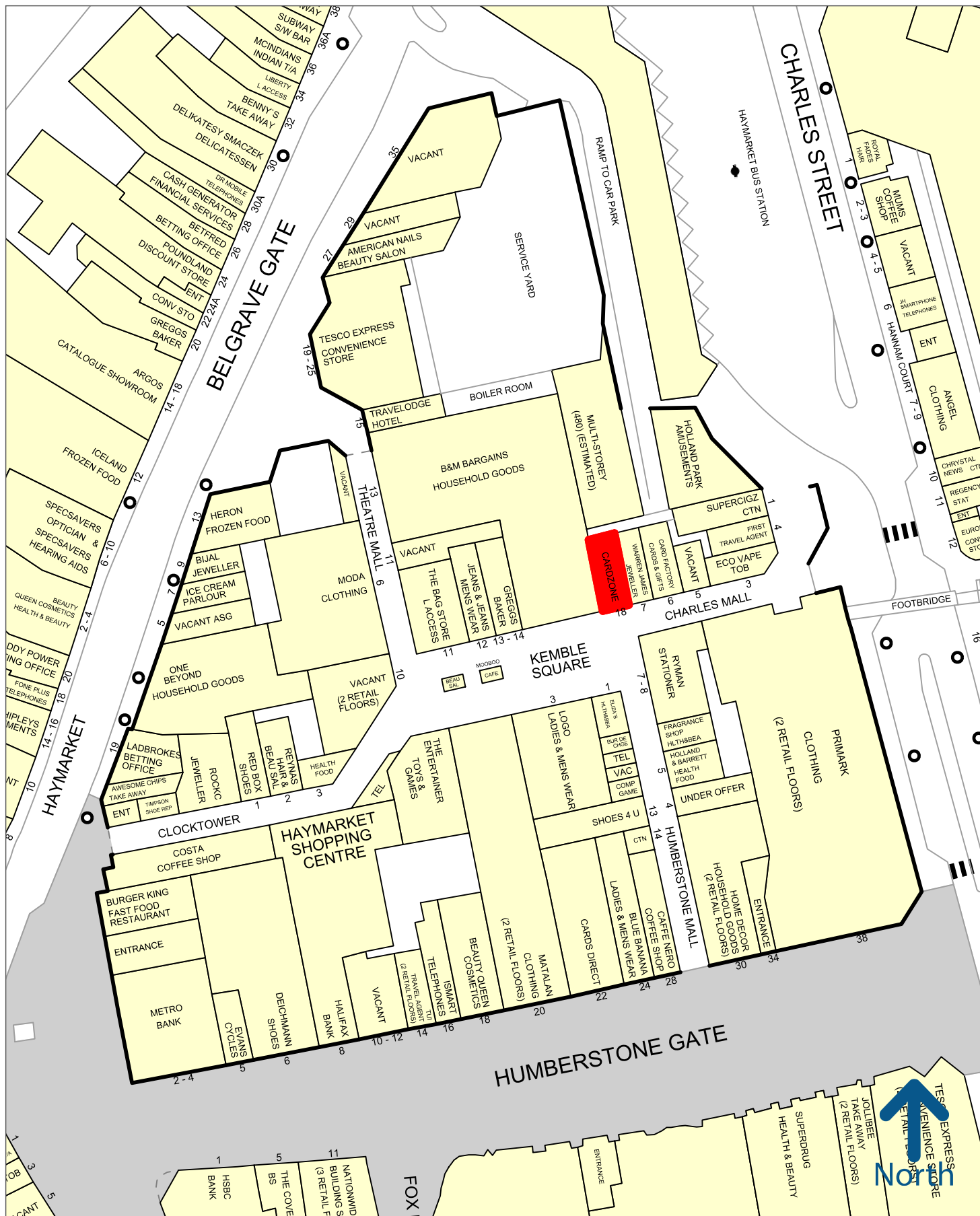
Ivan Everitt
07860 719276
ivan.everitt@brasierfreeth.com

Mark Segal
07764 247875
mark.segal@brasierfreeth.com

VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

• Corporate structure and ownership details.
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



50 metres

Experian Goad Plan Created: 18/04/2024
Created By: Brasier Freeth

Copyright and confidentiality Experian, 2023. © Crown
copyright and database rights 2023. OS 100019885



For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com