

51 Gallowtree Gate |
Leicester | LE1 5AD

Retail / Restaurant | To Let





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Location

Leicester is the largest City in the East Midlands with a population of around 300,000 persons.

The property is located at the junction of Market Place Approach and Granby Street, both primary access routes into the city centre and is adjacent to the newly opened Crispy Dosa and close to Papa Konafa.

Nearby occupiers include a varied range of restaurants, banks and other service providers.

Description

The unit provides a significant rotund glazed frontage and is arranged over ground and basement levels including staff WC and storage.

Highlights

- Unrivalled corner position
- Major access route into City Centre
- Potential range of uses
- Opposite Sports Direct, Flannels, The Works and Caffé Nero.

Accommodation

The property has the following approximate floor areas:-

Ground Floor Sales		76.13 Sq.m		819 Sq.ft
Basement sales/storage		72.91 Sq.m		785 Sq.ft
TOTAL		149.07 Sq.m		1,604 Sq.ft

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Terms

To let on a new full repairing and insuring lease for a term of years to be agreed at a commencing rental of £45,000 per annum exclusive.

EPC

Details available upon request. C 57.

Rates

The Rateable Value from April 2024 is £42,750

For rates payable please refer to the Local Charging Authority, Leicester City Council - 0116 454 1005.

Legal costs

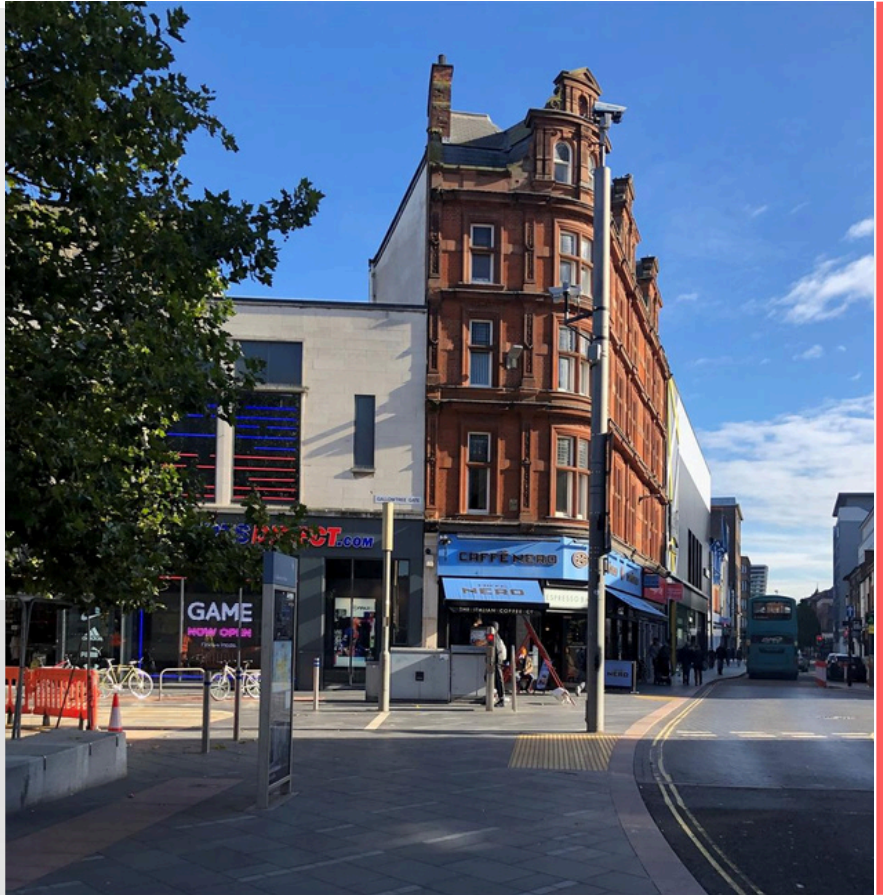
Each party is to be responsible for their own legal costs incurred in this transaction.

Contact

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Our or joint agent

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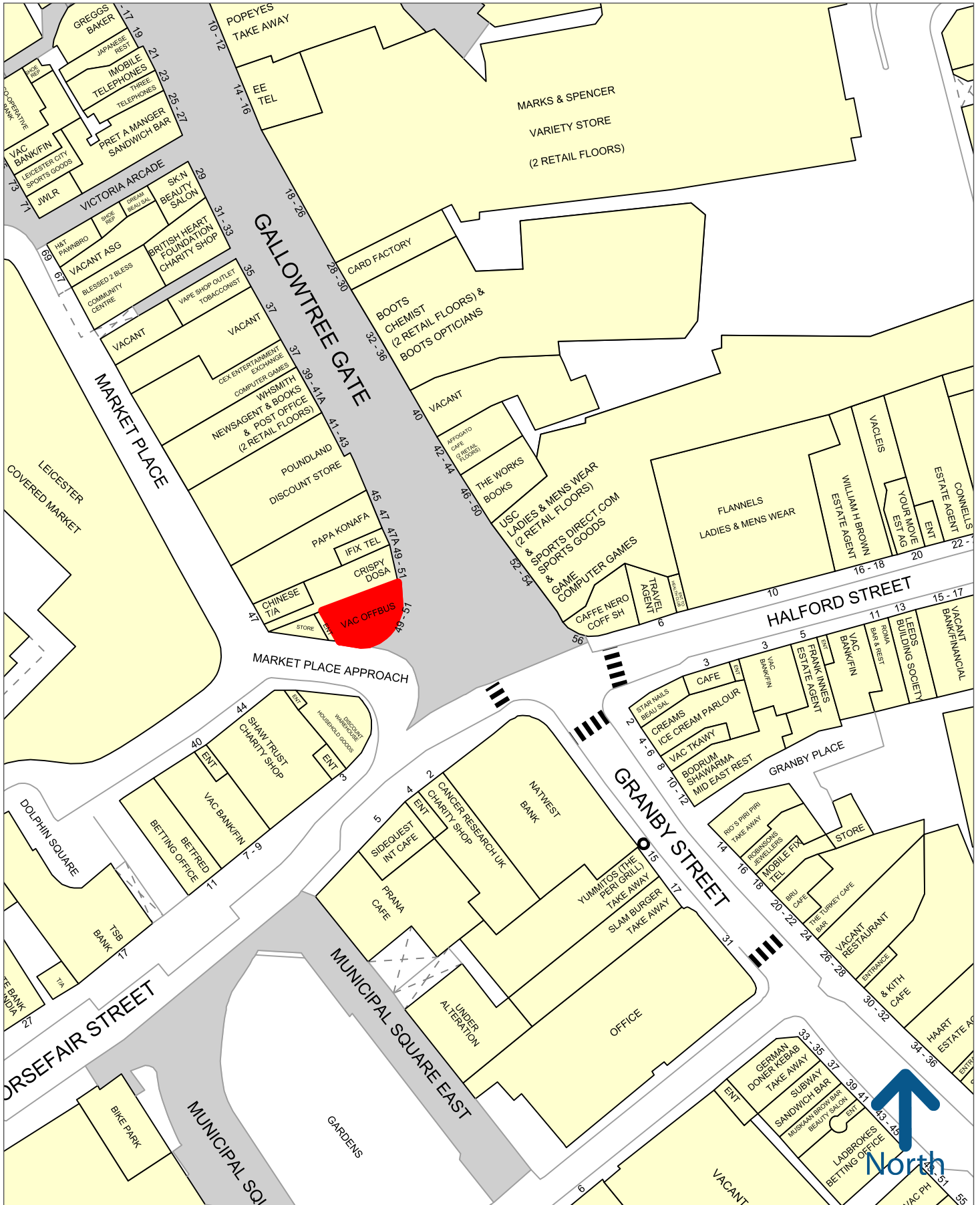
VIEWINGS - Strictly by appointment

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/Lessees

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50 metres

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