



14, BELVOIR STREET, LEICESTER, LE1 6QH

This is an excellent opportunity to rent retail premises in popular Belvoir Street close to Granby Street in Leicester City Centre. The accommodation is available on a new lease for a minimum of three years. The unit has an attractive shop front, an open sales area and kitchen and WC and storage facilities in the basement. The shop would be suitable for a variety of uses subject to planning permission. The sales area extends to 28.5 sq. m. (307 sq. ft.).

£10,500 PER ANNUM

Call 0116 242 9933 for further information

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SITUATION

The property is situated on Belvoir Street, a popular thoroughfare for retailers and leisure operators, within Leicester City Centre. It runs between Granby Street and Welford Road and lies close to Market Street, another well-regarded, pedestrianised shopping location.

LOCATION

In the 2011 Census, the population of the Leicester City Council area was approximately 330,000, the highest in the East Midlands, with approximately 510,000 in the wider Leicester urban area. It is, therefore, the tenth largest city in the UK and England's 11th largest urban area.

Leicester is situated adjacent to the M1 at its intersection with the M69 and, road communications are very good. The Midland Mainline Railway serves the city and the journey time to London St. Pancras is just over an hour. Furthermore, East Midlands Airport is approximately half an hour's drive away.

Leicester is a cosmopolitan city with the largest ethnic population in the country with the majority of Asian origin.

There are two large universities, the University of Leicester and Leicester De Montfort with a combined population of approximately 40,000

Major employers include the two universities, Pepsico, Next Plc, Santander, Samworth Brothers, Crown Crest Group, Shoe Zone Group and Topps Tiles.

DESCRIPTION

The property comprises a ground floor lock-up shop with an attractive shop-front and with a useful basement including a kitchen/staff area and WC's.

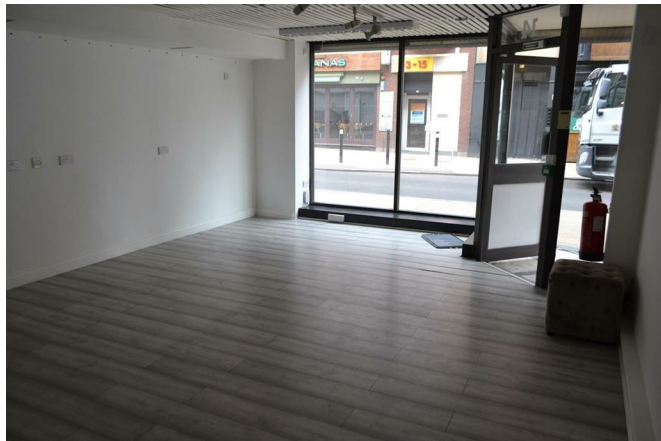
ACCOMMODATION

Internal width: 4.76 m (15 ft. 7 ins.)

Shop Depth: 6.92 m. (22 ft. 10 ins.)

Total sales area: 28.5 sq. m. (307 sq. ft.)

Basement 32.4 sq. m. (349 sq. ft.)



SERVICES

The property is connected to main electricity, water and drainage services. The accommodation is unheated.

No checks have been carried out in respect of the electrical installation.

PLANNING

The property has the benefit of Planning Permission for Use Class E. However, cafe and restaurant uses will not be permitted.

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BUSINESS RATES

The premises are described in the 2017 Rating List as Shop and Premises with a Rateable Value of £10,500.

Under current circumstances and subject to conditions, no Business Rates are currently payable.



LEASE

A new lease is available under a new lease on internal repairing and insuring terms for a minimum period of 3 years and with rent reviews at 3-yearly intervals.

RENT

£10,500 per annum plus VAT.

ENERGY PERFORMANCE CERTIFICATE

Rating 58 (Band C)

LEGAL COSTS

Each party will be responsible for their own costs incurred in respect of the transaction.



STAMP DUTY LAND TAX

Potential purchasers/tenants are advised to seek advice in respect of liability for stamp duty land tax in respect of this transaction.

VALUE ADDED TAX

VAT is payable in respect of the rent.

POSSESSION

Vacant possession will be granted on completion of legal formalities.

VIEWINGS

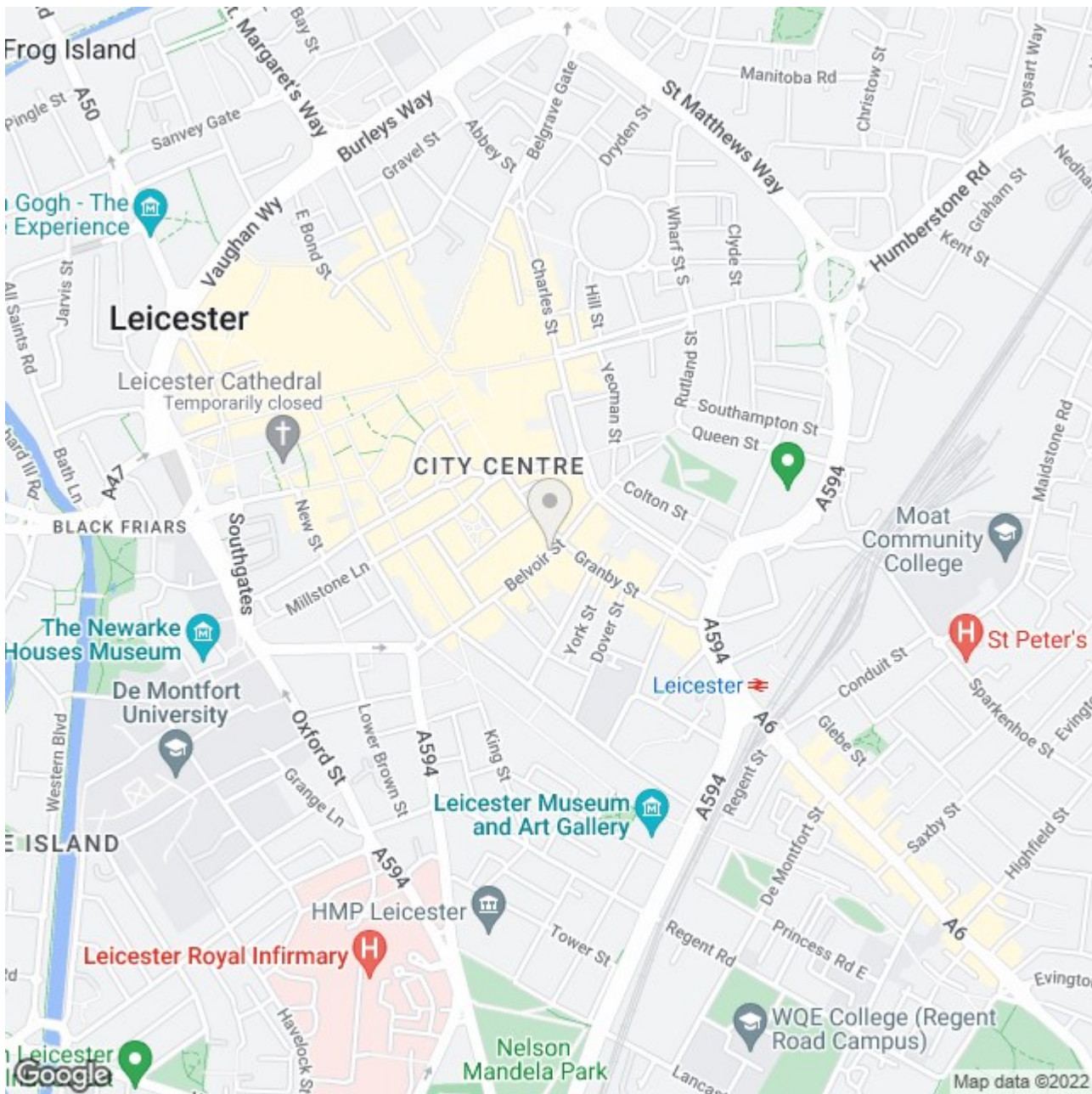
Strictly by arrangement with Andrew Granger & Co on 0116 2429933. Contact Kevin Skipworth at email address kevin.skipworth@andrewgranger.co.uk

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LOCATION



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