



14 Cheapside, Leicester LE1 5EA

3 floors To Let in Leicester City Centre

£35,000 per annum

5000 Sq Ft Total (2150 sq ft
Ground floor)

- Circa 5000 Sq Ft
- City Centre Restaurant with office/studio space
- £35,000 per annum plus VAT
- Available immediately
- 3 floors of space suitable for variety of uses
- Previous used as a bar/restaurant
- 3 months deposit required in advance

Summary

Available Size Circa 5000 sq ft over all floors

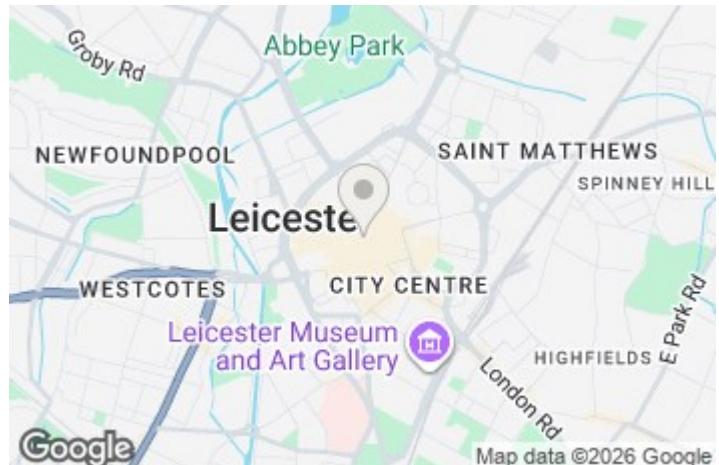
Rent £35,000 per annum + VAT

Rates - £56,000

VAT - Applicable

Legal Fees Each party to bear their own costs

EPC Rating E (109)



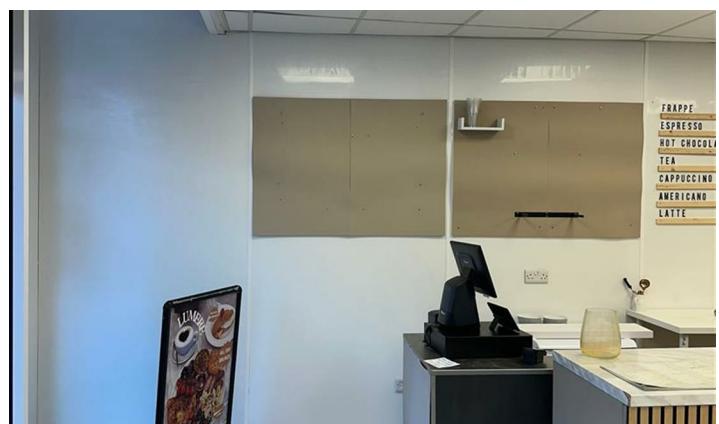
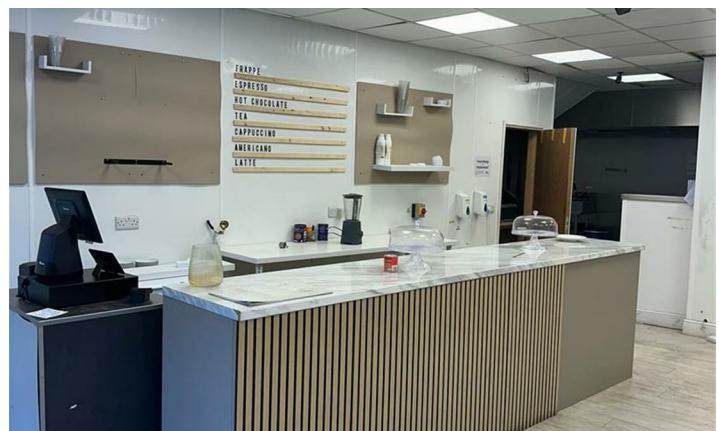
Description

Ground floor: 2,150 sq ft (199.7 sqm)

Basement: 1,538 sq ft (142.8 sqm)

Total GIA: 3,688 sq ft (342.6 sqm)

1st and 2nd floors - not measured - offices and store rooms. A ground floor retail unit of approximately 2,150 sq ft (199.7 sqm) approx. with a basement of approximately 1,538 sq ft. The property comprises an open plan sales area with office space, staff and toilet facilities, a store room, a large cold room and a substantial basement. The premises benefits from electric roller shutter doors and three phase electric.,



Location

Close to the famous Leicester market, in the City Centre of Leicester. The property is a 2 minute walk to the Highcross Shopping Centre and surrounded by office and retail outlets. Leicester is well situated in the East Midlands with easy access to the M1 and M69 Motorways providing good access into other Midlands towns and Cities. Nottingham to the North is accessed via the M1 or the A46 and Coventry to the South West via the M69 are both circa 30 miles and Birmingham via the M6 and M69 is approximately 43 miles. Other local market Towns within 20 miles of Leicester City include Melton Mowbray, Oakham, Loughborough and Market Harborough.

Terms

Offered for let on a new Fully repairing and insuring lease with an asking rent of £35,000 per annum - leases expected to be a minimum of 5 years in length.

A 3-month rent deposit will be charged, and building insurance will be re-charged at cost.

Tenants are responsible for all utilities and business rates payable.

Viewing and Further Information

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