



34 Belvoir Street, Leicester LE1 6QH

Retail Unit/Restaurant with Basement  
and Offices in Leicester City Centre.

£40,000 per annum

1,100 Sq Ft GF trading plus upper floors  
1,675 Sq Ft Basement

- 3,375 Sq Ft City Centre Retail Unit
- 1,100 Ground floor trading plus Basement and Upper floors
- Double fronted Window display to Belvoir Street
- Offices and storage on the upper floors
- Separate doors off Belvoir Street to the 1,675 Sq Ft air conditioned Basement
- Available Now

## Summary

Size - 3,375 Sq Ft in total  
Price/Rent - £40,000 Plus VAT  
VAT - Applicable  
Rateable Value - RV £18,500  
Legal Fees - Both parties will be responsible for their own fees  
EPC - D (91)

## Description

This Ground Floor Retail unit has a wide glass frontage on to Belvoir Street with Retail/Restaurant space on the Ground Floor plus offices and storage to the first and second floors. There is a substantial basement under the unit and the adjoining unit which was previously used as a nightclub and gaming outlet.

## Location

34 Belvoir Street enjoys a prominent location among a range of professional retailers, offering excellent street visibility and is just a five-minute walk from High Cross in the city centre. The property benefits from being located approximately 500 meters from Leicester Railway Station and in proximity to De Montfort University. The area is home to numerous independent shops as well as high-end and corporate retail establishments.

## Accommodation

Ground Floor - 779 Sq Ft of retail space plus 290 Sq Ft of Kitchen and storage to the rear.  
Basement - Air Conditioned - Circa 1,100 Sq Ft below the Ground Floor plus extending beneath the adjoining property to give a total of Circa 1,675 Sq Ft including the Facilities  
First Floor - Circa 310 Sq Ft of Storage  
Second Floor - Circa 310 Sq Ft of Office/Storage including the Staff WC

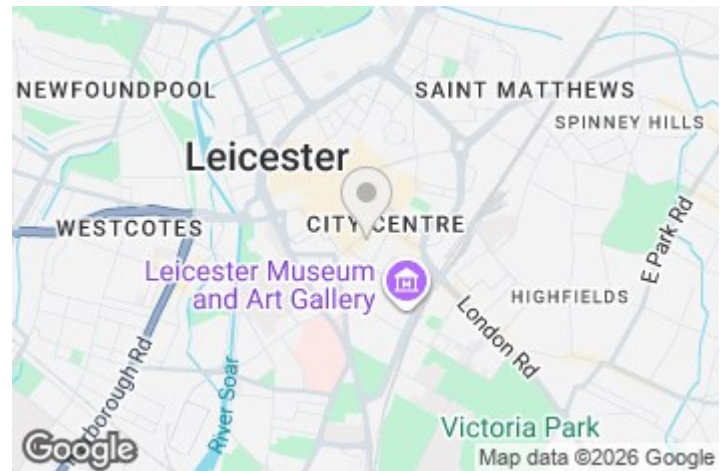
Rear Yard

## Terms

Offered for let on a new fully repairing and insuring minimum 5 year lease with details to be agreed and to include a 3 year review - The initial rent has been set at £40,000 per annum. A deposit equal to 3 months rent will be required along with a contribution to the Buildings Insurance arranged by the Landlord plus a service charge for maintenance of the rear areas. Rent is paid quarterly in advance.

## Parking

There is a parking court to the rear of the property with Bin Store and parking spaces may be available by separate negotiation.



## Viewing and Further Information

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