

PRIME SHOP LEASE FOR SALE

51 THE HIGHCROSS CENTRE LEICESTER

CONFIDENTIAL



Location

The property occupies a prime position on the Upper Level of Leicester Highcross Shopping Centre. Nearby retailers include Thomas Cook, Mango, Beaverbrooks, Jones the Bootmaker, Miss Selfridge, Burton, Debenhams and House of Fraser.

Accommodation

The property is arranged over ground floor only providing the following approximate net internal area:-

Ground floor sales	1,807 sq ft	100.99 sq m
Mezzanine	674 sq ft	62.61 sq m
Total	1,761 sq ft	163.59 sq m

(Interested parties are advised to verify these areas on site by prior appointment).

Tenure

The unit is held by way of an existing lease which expires 28 September 2017.

Rent

The current passing rent is £140,400 per annum exclusive.

Rates

We are verbally advised that the unit is assessed as follows:

Rateable Value	£88,000
Rates Payable (16/17)	£44,264

Interested parties are asked to verify these figures with Leicester Council.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

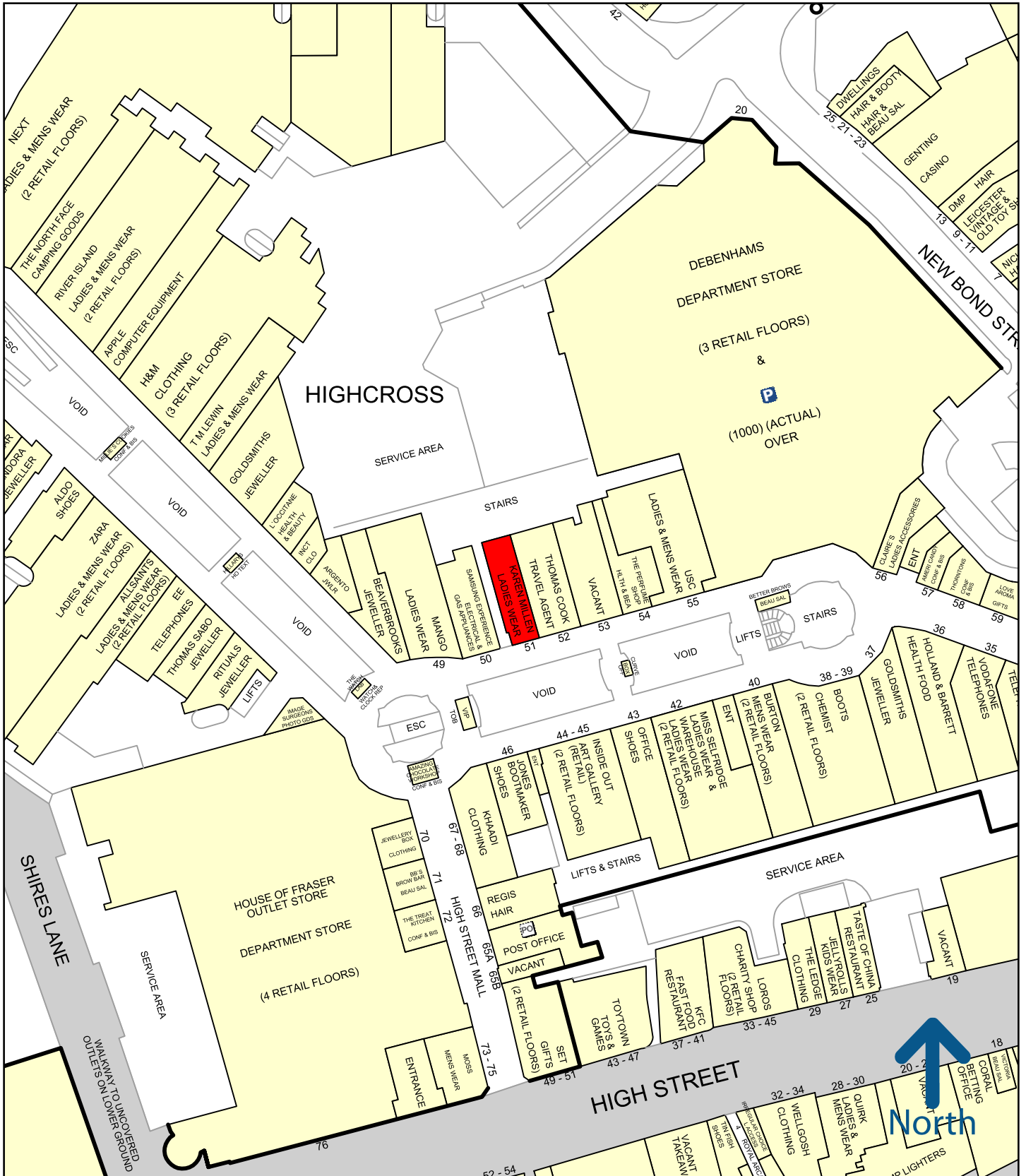
An EPC has been commissioned and will be made available upon request.

Viewing

Staff are unaware of the pending disposal; therefore viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs. Please do not approach the staff or take these details with you.

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Subject to Contract



50 metres

Experian Goad Plan Created: 13/10/2016

Created By: Harper Dennis Hobbs

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