



RETAIL PROPERTY CONSULTANTS

TO LET

SUBJECT TO VACANT POSSESSION

LEICESTER
11 SILVER WALK, ST MARTINS SHOPPING CENTRE, LE1 5EW

LOCATION

St Martin's Shopping Centre is an open-air retail scheme located within the heart of Leicester City Centre. Nearby occupiers include Cocoa Amore, The Very Bazaar and Just Fair Trade, with various F & B operators within St. Martins including The Bottle Garden, Kai, Giggling Squid, Mac Lovin', Mowgli, Juuice Bar, Bar 33 and St Martin's Coffee

DESCRIPTION

The unit comprises a ground floor retail unit with first floor stores including comprising a small kitchen, W/C and storage

ACCOMMODATION

The unit comprises the following approximate area:

Floor Area	Sq M	Sq Ft
Ground Floor	43.9	473
First Floor	44.6	480

RENT

Upon application

SERVICE CHARGE

Upon application

LEASE

A new lease for a term to be agreed subject to rent reviews every 5 years

RATES

Rateable Value: £9,600

Interested parties are advised to make their own enquiries with the Local Authority, 0116 4541000.

EPC

An EPC is available upon request

VIEWING

Viewing strictly by prior appointment with the sole agents

Martin Herbert

0345 900 3907 / 07584 505546
martin.herbert@space-rpc.com

Josh Porter

0345 900 3904 / 07823 885242
josh.porter@space-rpc.com

May 2025

SUBJECT TO CONTRACT

For more information on further properties:

www.space-rpc.com

1. Whilst every care is taken in the preparation of these particulars Space RPC London Limited and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and employees of the Agent's firm have no authority to make any representation or warranty in relation to the property. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

