



space

RETAIL PROPERTY CONSULTANTS

TO LET /
FOR SALE

SUBJECT TO
VACANT
POSSESSION

5 GALLOWTREE GATE LEICESTER LE2 1EB

LOCATION

The unit occupies one of the most prominent positions within Leicester city centre, fronting Gallowtree Gate and in close proximity to the Clock tower. There is a huge variety of retailers nearby including Chopstix, Popeyes, Greggs, McDonalds, Five Guys and Taco Bell. Daves Hot Chicken and Starbucks are also under offer in vacant units on Gallowtree Gate. Other occupiers in close proximity include, H Samuel, Boots, HSBC, Metro Bank, EE and Card Factory.

DESCRIPTION

The unit currently presents a trading restaurant with extraction, trading over ground floor and basement. The basement is used for food preparation, storage and additional seating with the main kitchen located on the ground floor.

There is the potential for the first floor to be incorporated within the demise for additional seating space.

ACCOMODATION

GF: 144 (Sq M) 1,554 (Sq Ft)
B: 160 (Sq M) 1,725 (Sq Ft)
Total: 304 (Sq M) 3,272 (Sq Ft)
Areas quoted on a GIA basis

TENURE

Leasehold/. The unit is available for a new lease on lease terms to be agreed.

RENT

£85,000 per annum exclusive.

SALE PRICE

On application

SERVICES

Mains water, gas and electricity are connected.

BUSINESS RATES

Rateable Value: £62,000

EPC

The property has a current EPC rating of 50B expiring 29 May 2034

SERVICE CHARGE

TBC - 2025 - 2026

FURTHER INFORMATION

Please contact;

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ID VERIFICATION

All prospective parties will provide relevant identification to fulfil Anti-Money Laundering statutory requirements as part of any transaction.

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