

# RETAIL LEICESTER

Unit 1A Haymarket Towers



## LOCATION

Leicester is located 43 miles northeast of Birmingham, 31 miles south of Nottingham and 100 miles northwest of London. The city is the second largest in the East Midlands in terms of population and is a major commercial destination, being the largest economy in the East Midlands. Leicester is easily accessible by road, as well as boasting a large railway station and a nearby airport just 20 miles from the city.

## SITUATION

The property occupies a prime position fronting the pedestrianised Humberstone Gate, with Haymarket Shopping Centre being located directly opposite. **Tesco Express, Primark, H&M, Boots, Pandora, Jollibee** and **Marks & Spencer** are all nearby.

## LEASE

A new lease is available to be drawn on an effectively full repairing and insuring basis, for a term of years to be agreed.

## RENT

On Application

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

The property has an EPC rating of C 63. A copy of the energy performance certificate is available on request.

## BUSINESS RATES

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

## ACCOMMODATION

Ground Floor	4534 sq ft	421 sq m
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Or alternatively, on the following splits:

Demise 1	2309 sq ft	214 sq m
Demise 2	2225 sq ft	206 sq m

## BUSINESS RATES & SERVICE CHARGE

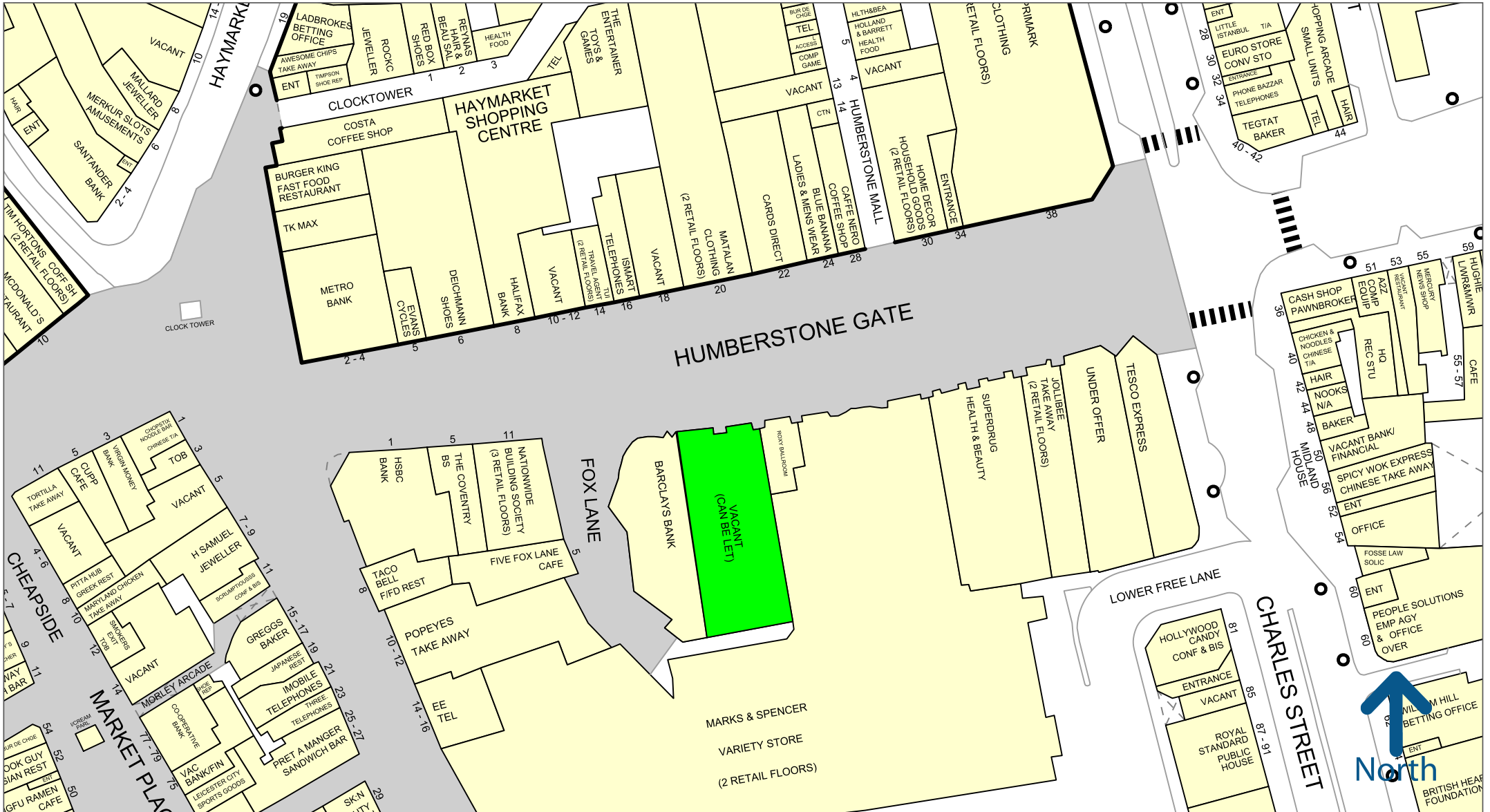
Rateable Value (2023)	TBC
Service Charge (2024)	Estimated at £2 per sq ft.

## VIEWING

For further information or to arrange a viewing, please contact:

### BWD

Richard Bidwell  
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50 metres

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