

Units 1 & 2 | 1-3 Hotel Street, Leicester, LE1 5AW



RETAIL PROPERTY CONSULTANTS

2,688 SQFT (249.68 SQM)



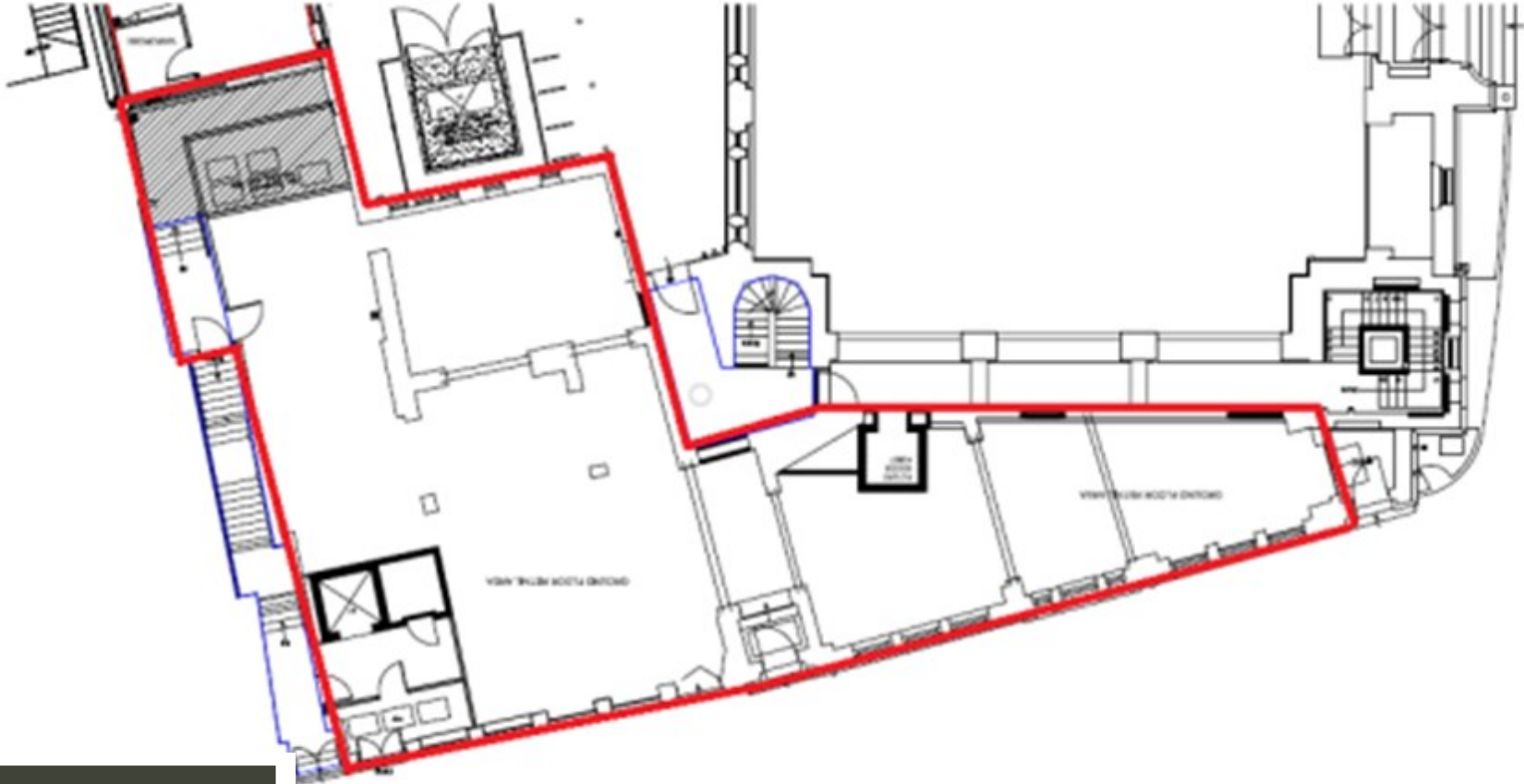
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Location

The property is located on Hotel Street—Leicester the busy thoroughfare connecting New Walk and the City Centre. Nearby food and beverage occupiers include Middletons Steakhouse & Grill, Sommar Tap, The Friary, Knight & Garter, The Tavern, Hogarths, Sonrisa and St Martins Square.

St Martins Square is a hub of activity including a largely food & beverage offering including Mowgli, Kai, Pai Pizza, The Frame, Gelato Village, Veenoo, Giggling Squid, St Martins Coffee and Juice Bar.

It is anticipated that footfall will increase significantly on Hotel Street and in the surrounds once the £7m redevelopment of the city's open market completes in Spring 2025.

Description

The property comprises a ground floor unit in shell condition with capped off electricity and water utilities ready for an incoming tenants fit out.

Accommodation

Ground Floor **249.68 sq m** **(2,688 sq ft)**

Tenure

New lease terms on terms to be agreed. Rent £40,000 per annum based on the ground floor.

Rateable Value

Rateable Value; To be assessed on occupation

This is the current rates liability applicable to the whole building. If the building is split into smaller areas, the rates will need to be reassessed.



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Energy Performance Certificate

The property has an energy rating of E. A copy of the certificate is available to view; [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](https://www.gov.uk/find-energy-certificate.service.gov.uk)

Further information and Viewings

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Anti-Money Laundering

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Misrepresentation Act;

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