

Shop To Let

Leicester Unit 1B, Beaumont Leys

Location

Leicester is the largest city in the East Midlands, located approximately 102 miles (64 km) north of London, 43 miles (60 km) east of Birmingham and 28 miles (45 km) south of Nottingham.

Beaumont Shopping Centre is an established neighbourhood centre situated approximately 4 miles North West of Leicester City Centre, prominently positioned on Beaumont Way.

New openings within the last 18 months include B&M, Frames Opticians, Shoezone (upsized) and H&T Pawnbrokers, who join major existing operators including McDonalds, Bonmarche, Iceland and Poundland.

Accommodation

The property is arranged over ground floor, comprising the following net internal floor area:

Ground Floor:	886 sq ft	82.3 sq m
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Rent

Quoting £32,000 per annum exclusive of service charge, insurance, business rates and VAT.

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.



Rates

We have been verbally advised that the premises is assessed as follows:

Rateable Value:	£24,250
UBR (2024/25):	0.512
Rates Payable:	£12,416

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Service Charge

£6,524 per annum.

EPC Rating

EPC available upon request.

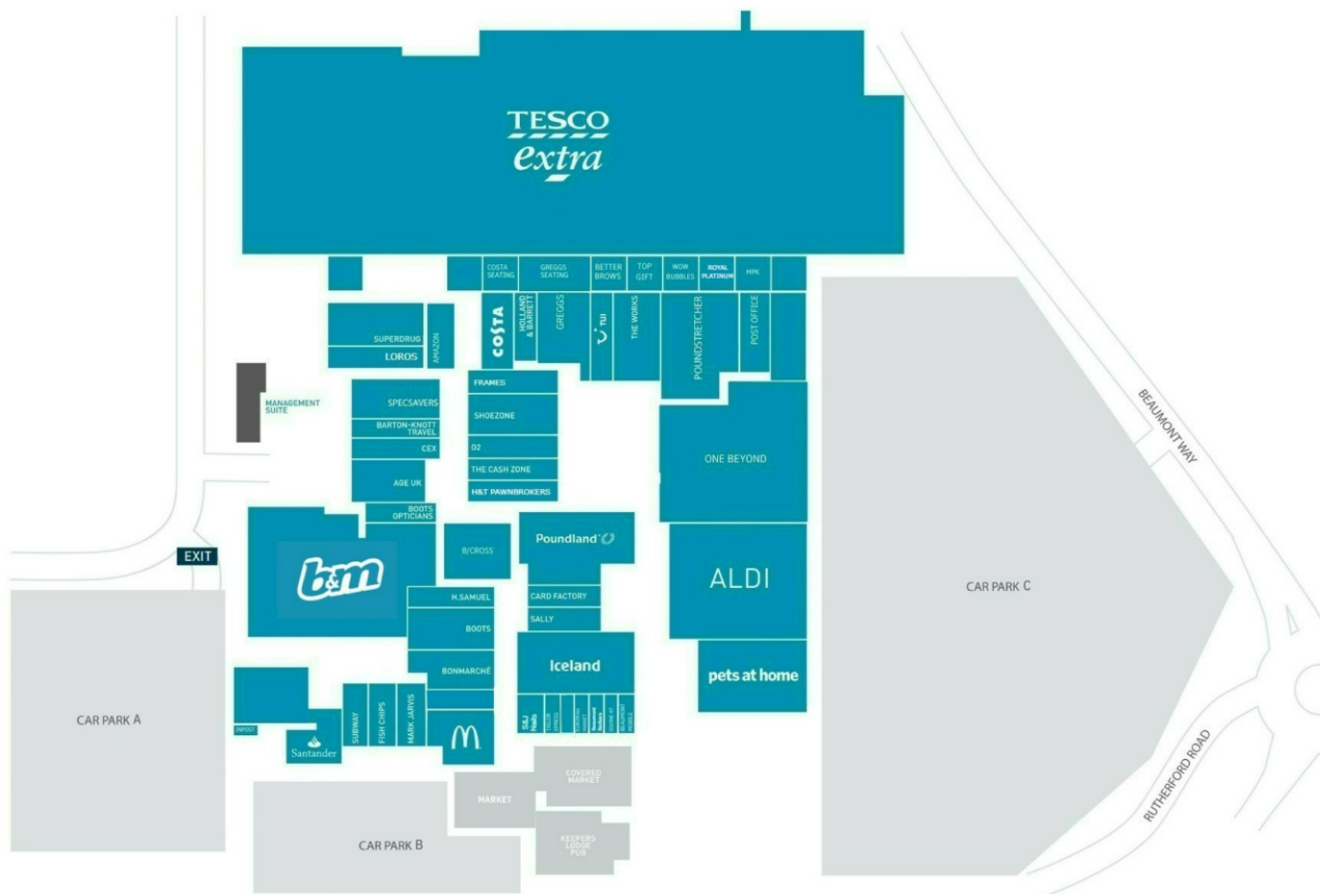
Viewing

All viewings are strictly by prior appointment. Subject to contract.
For further information or arrangements to inspect please contact:

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For more information contact:

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Cited
PROPERTY

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.