

# Retail/Leisure Unit

37 Beaumont Shopping Centre, Leicester, LE4 1DF

Ground floor: 138.24m<sup>2</sup> (1,488ft<sup>2</sup>)

First floor: 61.96m<sup>2</sup> (667ft<sup>2</sup>)

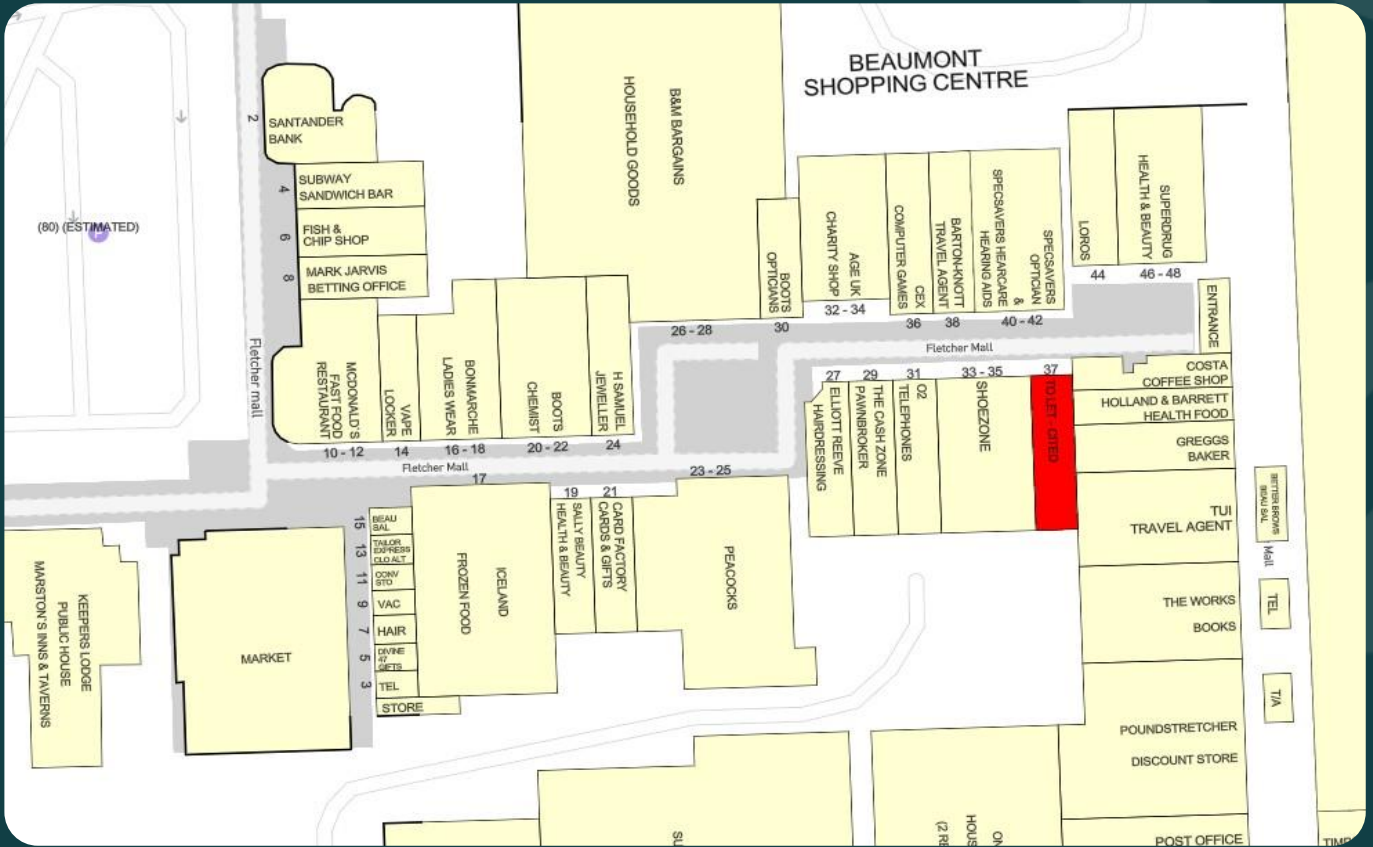


## To Let



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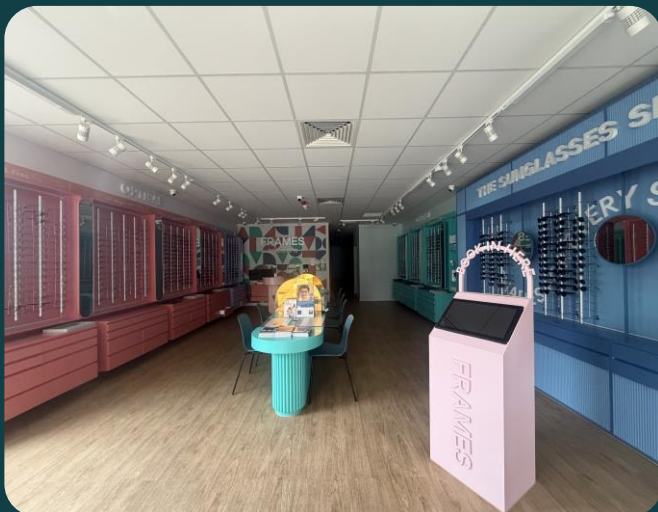
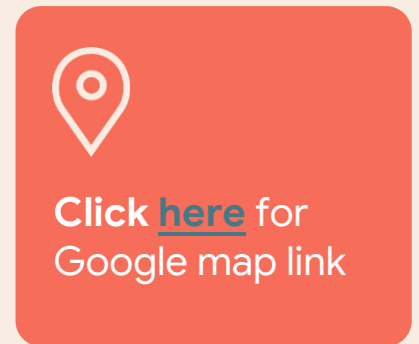
# Location



Beaumont Shopping Centre is a busy and vibrant, open-air retail destination spanning 118,035 sqft, 1,500 free parking spaces and a catchment over 670,000. It provides a diverse shopping experience in northern Leicester, 4 miles from the city centre.

Anchor by renowned national retailers such as **B&M**, **Poundland**, **Tesco**, **Iceland**, **Aldi** and **Superdrug**, the centre also boasts a strong lineup of complementary retail, food, and beverage operators, catering to a broad customer base.

Unit 31 is in a prime position in the heart of the scheme benefitting from return frontage, adjacent to Costa and opposite Specsavers.



## Accommodation

Prominent retail unit with strong frontage within Beaumont Shopping Centre, providing ground floor sales accommodation with ancillary storage and staff accommodation at first floor level.

The property comprises the following internal floor areas:

	SQ FT	SQ M
Ground Floor	1,488	138.24
First Floor	667	61.96
<b>Total</b>	<b>2,155</b>	<b>200.2</b>

## Rent

Quoting rent £37,500 per annum exclusive.

## VAT

VAT is applicable at the prevailing rate.

## Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.



## Planning

Understood to be **Use Class E** – suitable for retail, office, café and restaurant uses.

## Service Charge

Service charge is payable on an apportioned basis. Payable towards communal maintenance of the building. It is estimated at £18,668 for the current year.

## Rates

The premises is assessed as follows:

**Rateable Value:** £36,000

**UBR (2026/2027):** 0.382

**Rates Payable:** £13,752

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

## EPC Rating

An EPC has been commissioned and can be provided upon request.

## Legal Costs

Each party to bear their own legal costs in relation to the transaction.

## Viewing

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

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