

Retail/Leisure Unit

43 Beaumont Shopping Centre, Leicester, LE4 1DF

Ground floor sales: 22.67m² (244 ft²)

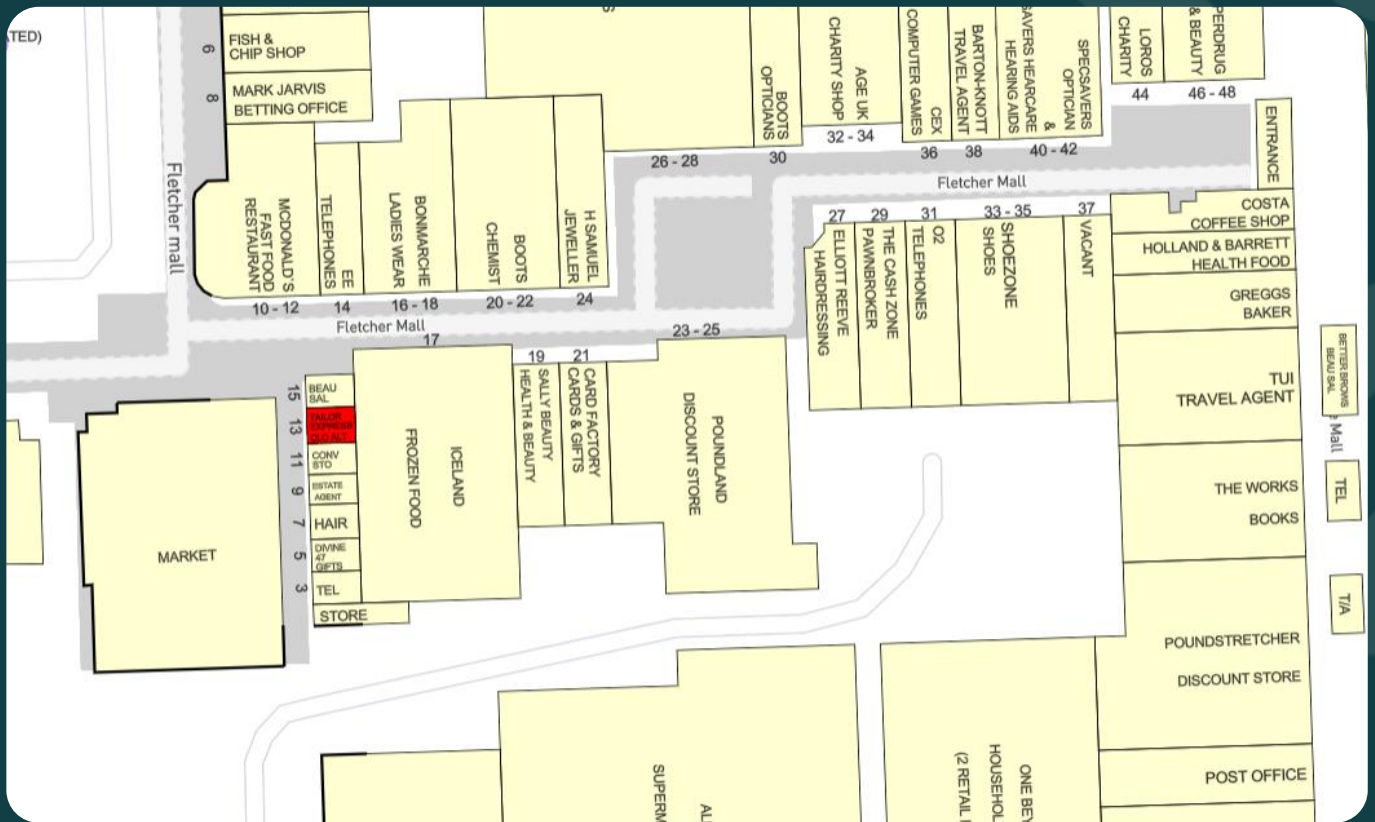


To Let



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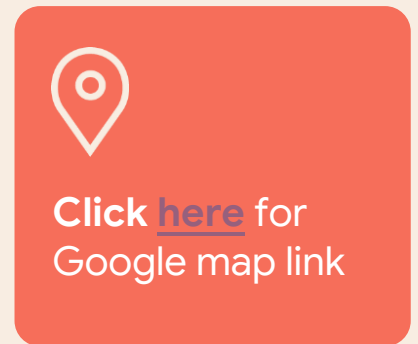
Location



Beaumont Shopping Centre is a busy and vibrant, open-air retail destination spanning 118,035 sq ft, 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.

Anchored 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 43 is an ideal, affordable starter unit for small or growing businesses on the front of the centre.



Accommodation

A single-fronted ground floor retail unit forming part of a terrace of smaller shops, providing an open plan sales area.

The property comprises the following internal floor area:

Net Internal Areas	SQ FT	SQ M
Ground Floor	244	22.67

Rent

Quoting rent £10,000 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 £2,056 for the current year.

Rates

The premises is assessed as follows:

Rateable Value:	£9,000
UBR (2026/2027):	0.382
Rates Payable:	£3,438

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:

Oliver Marshall
oliver@cited.co.uk
07386 200076

Rosie Civil
rosie@cited.co.uk
07539 257338

Or joint agent David Hopps at McMullenRE
dhopps@mcullenre.com / 07764 348700



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