



Francis & Company
PROPERTY CONSULTANTS

LEICESTER – 16 MARKET STREET LE1 6DP
RECENTLY FITTED OUT SHOP TO LET
READY FOR IMMEDIATE OCCUPATION



0113 275 2020
www.francisandcompany.co.uk

Francis & Company
Beckside House
4 Beckside Gardens
Leeds
LS16 5QZ



Location

The property is well located on Market Street which is fully pedestrianised. Nearby occupiers include: McDonalds, RBS, White Stuff along with a number of bar/restaurant operators. The former Fenwicks Department store has been acquired for redevelopment.

Leicester city centre has benefitted from significant investment resulting in a number of companies relocating to the city centre. Mattoli Woods have recently taken new offices close to Market Street employing c 400 staff which will increase to 600 (see link)

<https://www.leicestermercury.co.uk/news/leicester-news/first-look-inside-mattioli-woods-2128304>

Accommodation

The property has been refurbished and “white boxed” and is ready for immediate occupation.

The shop is arranged over ground and first floors providing the following approximate net internal floor areas:

Internal Width	7.1 m	23 ft
Max Depth	23 m	75 ft
Ground Floor	140.50 sqm	1,512 sq ft
Ground Floor WCs + kitchen		
First Floor Ancillary	32.7sq m	352 sq ft

Lease Terms

The premises are available by way of a new lease for term to be agreed.

Rent

£29,500 per annum exclusive.

Business Rates

Rateable Value (2019/20) £44,000 Interested parties should verify this figure with local rating authority – 0116 5451005

From 1st April 2023 the Rateable Value will reduce to £30,250

Rates Relief: Subject to eligibility you could get:

50% off your business rates bills for the 2022 to 2023 tax year (1 April 2022 to 31 March 2023)

75% off your business rates bills for the 2023 to 2024 tax year (1 April 2023 to 31 March 2024)



Interested parties are advised to make their own enquiries of the local authority.

VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. Each party to be responsible for their own legal costs incurred in any transaction.

EPC

A copy of the Energy Performance Certificate is available on request.

Viewing/Information

All viewings are to be carried out strictly by prior appointment through the agents: Francis & Company (Mike Francis)

E: mail: mike@francisandcompany.co.uk

Tel: 07808 479 269

SUBJECT TO CONTRACT/February 2020

AWAITING GOAD PLAN

Francis & Company on behalf of ourselves and the Sellers or Lessors of this property whose Agents we are give notice that:-1. The Particulars are a general outline of the property only for guidance of intended buyers or Lessees and do not constitute any part of an offer or a contract. 2. All descriptions, dimensions, references to condition and other details are given without responsibility and may not be relied on statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply that any necessary permissions have been obtained and any intended Buyer or Tenant must make their own enquiries.3. Any Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of any information provided by Francis & Company. 4. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.