

**TO LET
CITY CENTRE
SHOP/RESTAURANT**

**43-45 GRANBY STREET
LEICESTER LE1 6EH**

NICHOLAS BRETT & CO

Chartered Surveyors

TEL: 01527 875669

www.nicholasbrett.co.uk



- Large Double Fronted Unit c.1,800 sq ft Sales + Ancillary
- Well Fitted Out including new shop front with part Bi-Fold doors and Customer & Disabled WC's
- A3 consent – May be suitable for various uses
- Busy City Centre Retail and popular Eating & Leisure Location - close to Subway, Tesco Express, CEX, Nando's, San Carlo Pizzeria, Marco's, Boneyard & Le Petit Rouge

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

Tel: 01527 875669

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Location

The property occupies a busy City Centre trading location on the edge of prime pitch close to Tesco Express, Subway, Natwest, Caffè Nero, CEX, Haart Estate Agents and Ladbrokes.

Granby Street has become a very popular destination Eating and Leisure location in the City Centre, close by are Marco & Carl's, Nando's, Le Petit Rouge, San Carlo Pizzeria, Boneyard and Marco's.

Description

The property comprises of a large double fronted well fitted out ground floor retail unit having a new shop front with part Bi-Fold doors and separate Staff, Customer and Disabled WC's.

There is also a Basement providing possible additional retail space, storage space, kitchen and WC facilities.

Both the ground floor and basement areas have access to shared external passage areas.

Accommodation

The property comprises of the following approximate areas and dimensions:-

Internal Width (Front):	35'5"	(10.8m)
Shop Depth:	53'1"	(16.2m)
Ground Floor Sales:	1,817 sq ft	(169 sq m)
Basement Ancillary:	1,834 sq ft	(170 sq m)

Lease

The property is available upon terms to be agreed.

Rent

£45,000 per annum exclusive.

VAT

VAT will be charged on the rent.

Rating Assessment

Rateable Value: £38,000

Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Energy Performance Certificate (EPC)

The property has a rating of 97 (Band D). A copy of the EPC is available upon request.

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details) or

APB (Reg Pollock) 0116 254 0382

Subject to Contract September 2018

These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

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Internal Photos (taken prior to removal of some fixtures and fittings):-



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