



TO LET

34 RUTLAND STREET, LEICESTER, LE1 1RD

 **jarroms**



£27,500



3,240 sq ft / 301.0 m²



Turn Key.



Landmark Building.



Prominent position.

LOCATION

The property is situated at the junction of Rutland Street and Wigston Street in the heart of Leicester's Cultural Quarter.

DESCRIPTION

Forming part of a landmark building this ground floor and basement premises represents a turnkey business opportunity in a very popular and sought after part of the City Centre.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Floor 1	3,240	301.0
TOTAL	3,240	301.0



USER

The premises have an existing use for class Sui Generis - Licensed Drinking Establishment.

SERVICE CHARGE

The Tenant will be required to contribute towards items of common expenditure and buildings insurance.

TERMS

New lease, minimum 3 years.

LEGAL COSTS

Each party will bear their own legal costs incurred in documenting the Lease.

An application fee will be payable in respect of referencing and AML checks.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

RATING ASSESSMENT

Rateable Value: £31,500

This is an estimate for information only. Interested parties should check with the relevant local authority.



VIEWINGS

Strictly by appointment with the agents

JARROMS

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**15 UPPER KING STREET LEICESTER
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