

# TRAVEL RETAIL UNITS TO LET

# GRICE COLLINS LONG



**THURCASTON SERVICES**  
LEICESTER WESTERN BYPASS  
A46/A6 TRUNK ROAD, LE34 3BT

## GCL LOCATION

Opportunities available within this busy roadside service station, anchored by Shell and KFC. The location benefits from passing traffic of 85,000 vehicles a day (AADT), being adjacent to Leicestershire Fire HQ, substantial residential and the main park and ride servicing Leicester.

### UNIT

	Unit 2	Unit 3	Unit 4	Unit 5
NIA	24.61 sq m (265 sqft)	25.82 sq m (278 sqft)	51.83 sq m (558 sqft)	89.27 sq m (961 sqft)
Return Frontage				4.5m (15ft)
Base Rent*	£12,000	£15,000	£18,000	£26,000
Service Charge	£4,776.40	£5,245.03	£10,558.91	£29,146.18

\*All units subject to a turnover top up with a % to be agreed dependent on use

Exclusivity clauses will be granted to new operators

Units 2 and 4 are partially fitted out and will be handed over in a to be agreed condition

Units suitable for a variety of uses within class E. Any other uses considered (subject to planning)

\*\*All interested parties to make their own enquiries with the local authority

EPCs available upon request

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