

TO LET

30 Church Gate Leicester Leicestershire LE1 4AJ



ANNUAL RENTAL OF: £28,000 PAX

- Large Ground Floor Restaurant Unit
- Prominent City Centre Location
- Close to Clocktower & Highcross Shopping Centre
- 2,486 sqft (231 sqm) approx.
- Kitchen and W.C. Facilities
- E Class Use



Location -

The property is located in a pedestrianised area along a busy parade of shops on Church Gate in Leicester City Centre, approximately 200m from The Clock Tower and Highcross Shopping Centre, close to St Margaret's Bus Station, thus benefiting from high footfall into the city centre.

Description -

A spacious single storey restaurant unit of approximately 2,486 sqft (231 sqm) ideally located in a prominent position in Leicester City Centre, close to the clocktower and Highcross Shopping Centre. The property benefits from kitchen and w.c. facilities, one parking space at the rear, and has Class E use. Available 1st March 2027.

Accommodation - all measurements are approx: -

Restaurant Seating Area: 2,232 sqft
Kitchen, W.Cs: 254 sqft

Total GIA: 2,486 sqft (231 sqm)

Outside -

1 x Rear Parking Space

Planning -

We understand the property is currently used as an Indian Restaurant and has Class E Use with the potential for other uses subject to obtaining planning consent. All enquires regarding planning should be made direct to Leicester City Council planning department on (0116) 454 3000.

Rental -

£28,000 pax payable quarterly in advance by standing order. Tenant is to be responsible for buildings and contents insurance. We understand that no VAT is applicable.

Lease Terms -

The lease to be offered is for a term of 3 years or longer on a full repairing and insuring basis with 3 yearly rent reviews.

Legal Costs -

The ingoing tenant is to be responsible for the landlords reasonable costs for the preparation of the lease.

Services -

The services, fittings and appliances (if any) have not been tested by the agents.

Rating Assessment -

Charging authority: Leicester City Council
Description: Shop & Premises
Rateable value: £22,750.00
Rates payable: £11,147.50 (approx.)
Period: 2017 - present

Viewing -

By appointment through the sole agent.

EPC

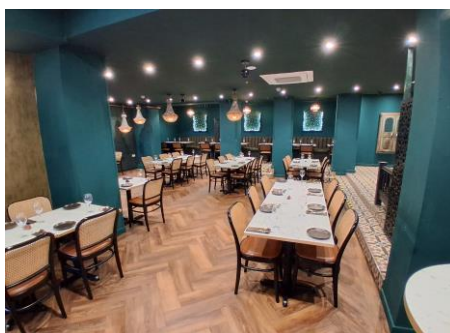
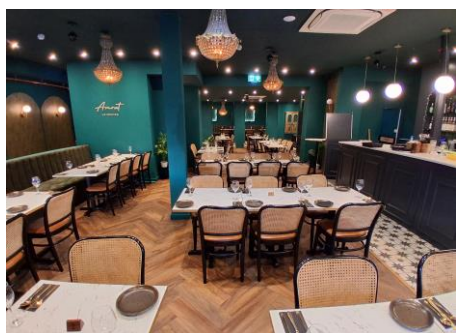
Band D.

Kal Sangra, Shonki Brothers Ltd

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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

