

# On the Instruction of William Hill

## SHOP TO LET

80 QUEENS ROAD, LEICESTER, LE2 1TU



### Viewing

By appointment via this office:

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### Location

Queens Road is the main shopping area for the Clarendon Park area in Leicester. The property is located on Queens Road within a parade of shops in a busy suburb of Leicester. Surrounding occupiers include **Costa**, **Subway**, **Wells Pharmacy** and **Mind Charity**.

### Description

The property is arranged over ground and first floors, the ground floor comprises an open plan retail unit with ancillary accommodation on the first floor. The unit provides the following approximate areas and dimensions:

### Accommodation

Ground Floor	83.14 sq m	895 sq ft
First Floor	66.45 sq m	715 sq ft
Total	149.6 sq m	1,610 sq ft

### Tenure

The premises are available by way of an assignment of the existing lease. Alternatively, the premises are available by way of a sub-lease for a term of years to be agreed.

### Passing Rent

£25,000 per annum exclusive.

### Rates

We understand that the current Rateable Value is £20,000. The UBR for 2019/2020 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

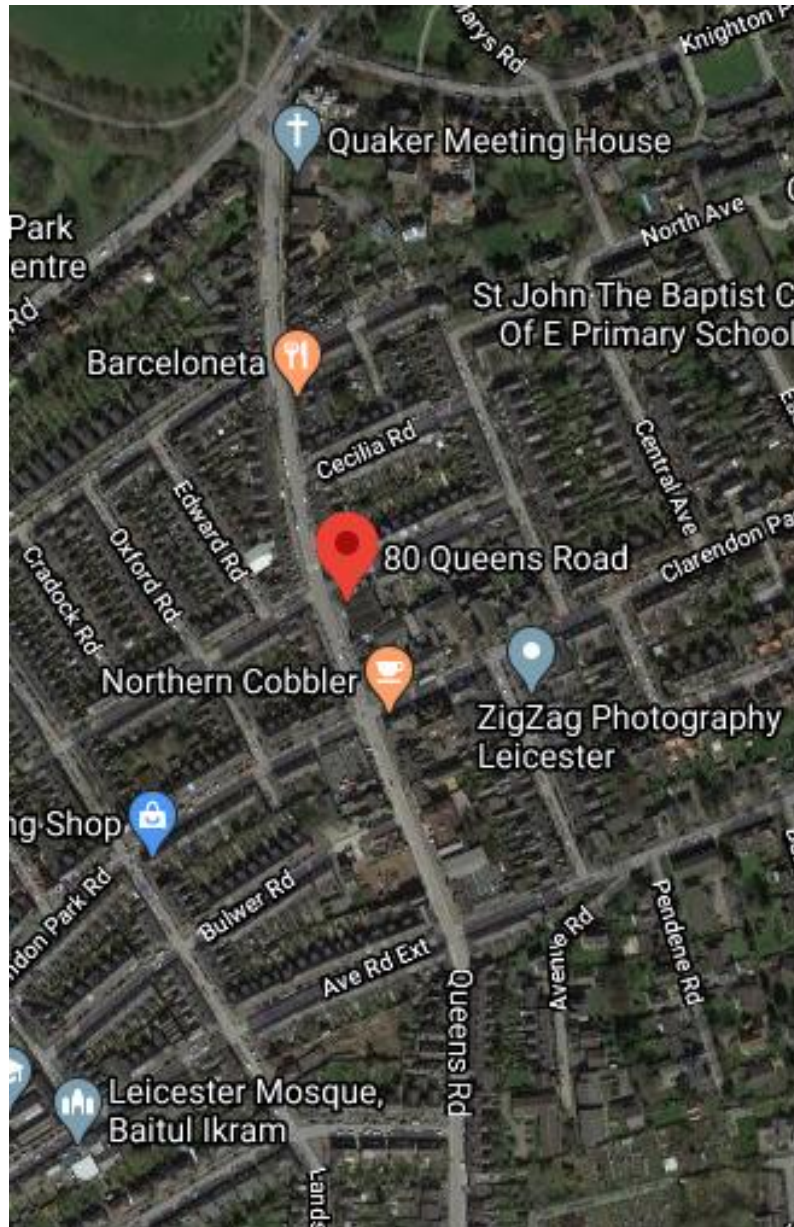
### EPC

The property has an EPC rating of C. Further information or documentation can be made available upon request.

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Not to scale.

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