

BEAUMONT LEYS

KIOSK UNIT 44 FLETCHER MALL ON THE INSTRUCTIONS OF CERVIDAE



LOCATION

The subject premises occupy a prominent trading location on Fletcher Mall adjacent to **Morgan's Barbers and Tailors Xpress**. Beaumont Leys Shopping Centre is a partly covered local centre of 317,000 sq ft in the suburbs of Leicester anchored by Tesco Extra (130,000 sq ft) and acts as a hub for the local community. There is free parking for 1,410 cars and the annual footfall based on 2019 figures is 6 million. The scheme is situated in an urban expansion area in the Leicester suburbs with 3,000 homes set for development in nearby Ashton Green. It is located just off the A46 and A563 ring road near Anstey, five minutes from the A6 and ten minutes from the M1 Junction 22.

ACCOMMODATION

The premises is arranged over ground floor and provides the following approximate floor areas:

Ground Floor: 253 sq ft 23.5 sq m

RENT

£10,000 pa.

SERVICE CHARGE

£1,463 pa.

LEASE

New lease available for a term to be agreed.

RATES (2022/23)

Rates to be reassessed.

EPC

Available upon request.

FURTHER INFORMATION & VIEWINGS

For further information please contact **David Hopps** on 07764 348700 / dhopps@mcmullenre.com

SUBJECT TO CONTRACT

■ TO LET



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