

# LEICESTER

Unit 43 Beaumont Leys Shopping Centre



- PROMINENT UNIT
- VARIOUS USES CONSIDERED
- SUBJECT TO VACANT POSSESSION



### LOCATION

Leicester is the largest city in the East Midlands, located approximately 102 miles (64 km) north of London, 43 miles (60 km) east of Birmingham and 28 miles (45 km) south of Nottingham.

Beaumont Leys Shopping Centre is an established neighbourhood centre situated approximately 4 miles north west of Leicester city centre, prominently positioned on Beaumont Way.

Multiple national retailers include recently opened **Peacocks**, **B&M**, **Shoezone** (upsized) and **H&T Pawnbrokers** who join major existing operators including **McDonald's**, **Bonmarche**, **Iceland**, **Superdrug** and **Card Factory**.

### ACCOMODATION

The property is arranged over ground floor only and comprises the following approximate areas:

|              | SQ FT | SQ M  |
|--------------|-------|-------|
| Ground Floor | 244   | 22.67 |

**RENT**  
£10,000 per annum.

**TERMS**  
The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.

**SERVICE CHARGE**  
£2,065 per annum.

**RATES**  
We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

|                  |         |
|------------------|---------|
| Rateable Value   | £9,000  |
| UBR Rate (26/27) | £0.382p |
| Rates Payable    | £3,438  |

**ENERGY PERFORMANCE CERTIFICATE**  
EPC available upon request.

**ANTI-MONEY LAUNDERING**  
In accordance with Anti-Money Laundering legislations, McMullen Real Estate are required to undertake checks on all prospective tenants. This may include verification of identity, proof of and source of funds.

**CONTACTS**  
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## Unit 43 Beaumont Leys Shopping Centre



McMullen Real Estate and their clients give notice that:

Designed and Produced by McMullen Real Estate

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