

LEICESTER

Unit 31 Beaumont Leys Shopping Centre



- PROMINENT UNIT
- IMMEDIATELY AVAILABLE
- VARIOUS USES CONSIDERED



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 and first floor, comprising the following approximate net internal areas:

	SQ FT	SQ M
Ground Floor	1,283	119.19
First Floor	678	62.9

RENT

£37,500 per annum.

TERMS

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.

SERVICE CHARGE

£18,638 per annum.

RATES

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

Rateable Value	£36,000
UBR Rate (26/27)	£0.382p
Rates Payable	£13,752

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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IMPORTANT NOTICE

McMullen Real Estate and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McMullen Real Estate have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by McMullen Real Estate
April 2026.

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