



TO LET

85-87 GRAVEL STREET, LEICESTER, LE1 3AG

 jarroms



£22,500



1,266 sq ft / 117.6 m²



Turn Key.



Central location.

LOCATION

Gravel Street is situated off Abbey Street close to Vaughan Way within Leicester's night club district.

The unit is also directly opposite Leicester Bus Station and therefore, has the potential to sustain both day and night time trade.

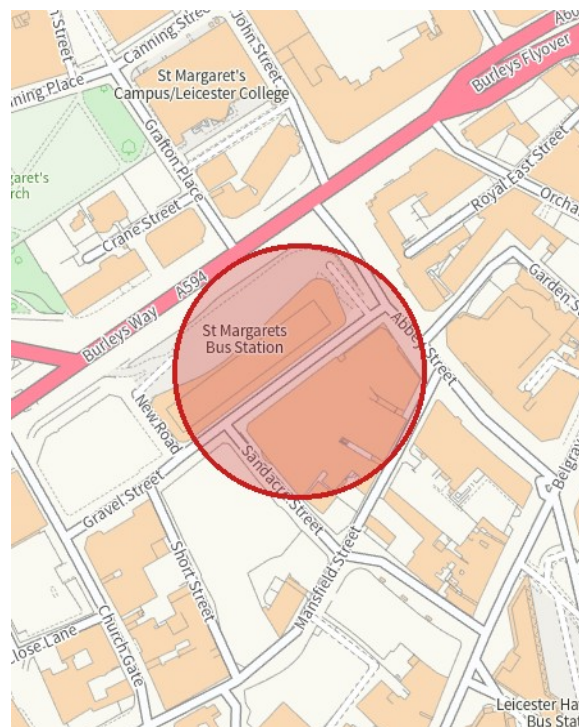
DESCRIPTION

The property is a ground floor lock-up shop forming part of a larger tower block, the premises has a largely open plan retail space.

To the very rear of the property are storage and staff areas.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Floor 1	1,266	117.6
TOTAL	1,266	117.6



USER

The premises have an existing use for class Class E.

SERVICE CHARGE

The Tenant will be required to contribute towards items of common expenditure and buildings insurance.

TERMS

New lease, minimum 3 years.

LEGAL COSTS

Each party will bear their own legal costs incurred in documenting the Lease.

An application fee will be payable in respect of referencing and AML checks.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

RATING ASSESSMENT

Rateable Value: £15,000

This is an estimate for information only. Interested parties should check with the relevant local authority.



VIEWINGS

Strictly by appointment with the agents

JARROMS

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