



90a Charles Street

Leicester, Leicestershire, LE1 1GE

Office/retail unit to let on busy main street in Leicester City Centre.

Annual rent £27,500 + VAT

1,600 sq ft
(148.64 sq m)

- Vacant possession - available immediately
- Leicester City Centre location just a short walk from the Highcross Retail Area and the Memorial Clock Tower
- Large double fronted glazed shop front
- New 5 year lease available
- Excellent transport links
- All uses considered

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Summary

| | |
|-----------------------|---|
| Available Size | 1,600 sq ft |
| Rent | £27,500 per annum |
| Business Rates | To be confirmed |
| Service Charge | Buildings Insurance recharged by Landlord |
| Car Parking | There is no parking with the offices |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | B (31) |

Description

90A Charles St is a professional ground floor business space approximately 1600 sq ft, substantial in size and open planned with some office partitioning. The unit has great window frontage for passing trade, lending itself functionally to an office environment but a retail or café/ restaurant operation STTP would benefit greatly from its position within the city.

Location

Situated in the centre of the City of Leicester within an easy walk of the Cathedral, The Highcross Shopping Centre and surrounded by office and retail outlets.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Ground | 1,600 | 148.64 | Available |
| Total | 1,600 | 148.64 | |

Viewings

Viewing is strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com.

Terms

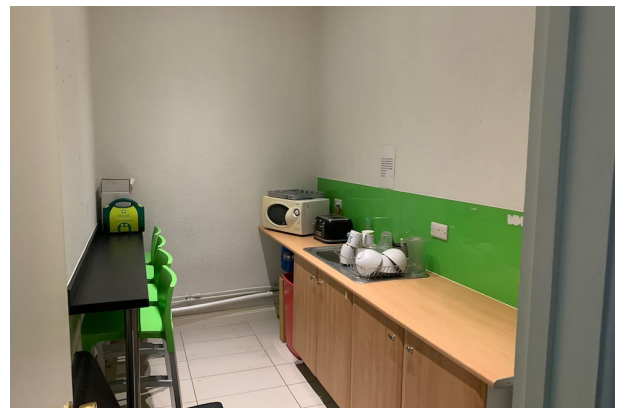
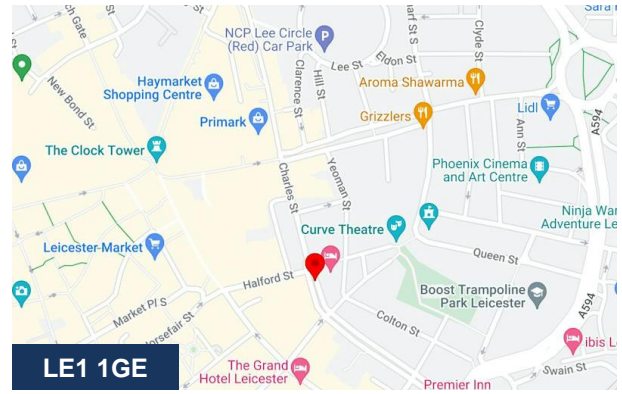
Offered for let on a new 5 year fully repairing and insuring lease - the rent will be £27,500 plus VAT per annum. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.

Parking

Major multi storey parking outlets are available nearby.

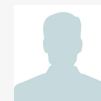


Viewing & Further Information



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