



1st Floor

38B Belvoir Street, Leicester, LE1 6QJ

Versatile studio office and or events space To Let in Leicester City Centre

Rent set at **£15,000 pa**

1,915 sq ft
(177.91 sq m)

- Previously occupied as wine bar and function space
- The property benefits from an abundance of natural light
- City Centre premises Rent £15,000 pa
- All uses considered STPP
- Popular Highstreet location
- Dual welfare facilities
- Rear outdoor terrace space with additional seating
- Aircon installed

1st Floor, 38B Belvoir Street, Leicester, LE1 6QJ

Summary

Available Size	1,915 sq ft
Rent	£15,000 per annum
Rateable Value	£11,250
Car Parking	Parking may available at the rear of the property and charged at an additional cost.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (85)

Description

A staggered staircase from Albion Street ascends into the predominantly open-plan area. A central support column provides a partial divide but does not encroach on the space, which feels even larger due to the high ceiling. The property lends itself to a studio office or event space, benefiting from an abundance of natural light delivered by the large windows that wrap around the entire front of the property. Unit 38B features both male and female facilities, additional storage or private office space and a partially equipped kitchenette. Additionally, there is a large decked area at the rear for extra seating or function space.

Location

38B Belvoir Street enjoys a prominent location among a range of professional retailers, offering excellent street visibility and is just a five-minute walk from High Cross in the city centre. The property benefits from being located approximately 500 meters from Leicester Railway Station and in proximity to De Montfort University.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
1st - Office, studio & event space	1,915	177.91	£15,000 /annum	Available
Total	1,915	177.91		

Terms

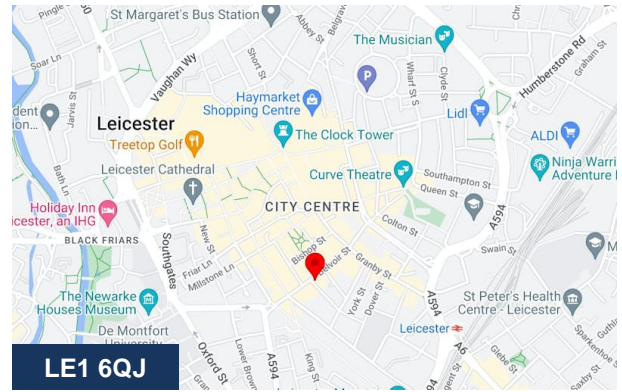
Offered for let on a new internally repairing and insuring lease with terms to be agreed and to include a 3 year review - The rent will be £15,000 per annum. A deposit equal to 3-month rent will be required along with a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance in addition to the building insurance.

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

Parking may available at the rear of the property and charged at an additional cost.



Viewing & Further Information

Luke Owen

01664 431330 | 07542 782605

Luke@pandfcommercial.com

Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com

Keith Pepperdine

01664 431330

keith@pandfcommercial.com