



77/79, GRANBY STREET, LEICESTER, LE1 6FB

This is an excellent opportunity to rent flexible retail premises in a busy position adjacent to the main entrance to the noted Grand Hotel in the centre of Leicester. Granby Street is a busy and popular thoroughfare running between the main retail core of the city and Leicester mainline railway station. The accommodation offers 70.6 sq. m. (760 sq. ft.) of retail sales area and some basement and mezzanine storage. The premises are available to let under a new lease for a minimum of 3 years and are suitable for a variety of commercial uses subject to obtaining planning permission.

**£22,000 PER ANNUM**

**Call 0116 242 9933 for further information**

**ANDREW GRANGER & CO**

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## SITUATION

The property is situated on the south side of Granby Street, a popular and established retail location, running between the central retail core of the city and Leicester mainline railway station.

The premises are positioned next to the main entrance of the Grand Hotel, Leicester's best-known hotel and other local occupiers include Nando's, Sainsburys, Tesco, Natwest and Subway.

In the 2011 Census, the population of the Leicester City Council area was approximately 330,000, the highest in the East Midlands, with approximately 510,000 in the wider Leicester urban area. It is, therefore, the tenth largest city in the UK and England's 11th largest urban area.

Leicester is situated adjacent to the M1 at its intersection with the M69 and, road communications are very good. The Midland Mainline Railway serves the city and the journey time to London St. Pancras is just over an hour. Furthermore, East Midlands Airport is approximately half an hour's drive away.

## DESCRIPTION

The premises comprise two adjoining retail units with two separate entrance doors but which have been combined internally to create a single unit.

There are useful basement and mezzanine storage areas and a WC.



## ACCOMMODATION

The property has the following net internal floor areas which have been measured in accordance with the RICS Code of Measuring Practice.

Retail Sales: 70.6 sq. m. (760 sq. ft.)

Basement: 14.8 sq. m. (159 sq. ft.)

## SERVICES

The property is connected to main electricity, water and drainage services.



## PLANNING

The property has the benefit of planning permission for A1 retail use.

However, the accommodation would be suitable for a variety of commercial uses subject to obtaining the appropriate consents.

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## **BUSINESS RATES**

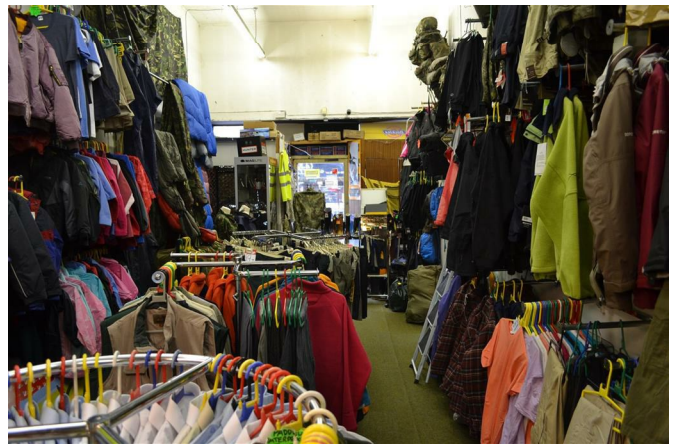
The premises are described in the 2017 Rating List as Shop and premises with the following Rateable Values:

77 Granby Street: £5,900

79 Granby Street £5,400

## **LEASE**

The units are available to let under a new lease on an internal repairing and decorating basis for a minimum period of three years and with rent reviews at three-yearly intervals.



## **RENT**

£22,000 plus VAT

## **SERVICE CHARGE**

## **STAMP DUTY LAND TAX**

Prospective purchasers are advised to make their own enquiries in respect of Stamp Duty.

## **ENERGY PERFORMANCE CERTIFICATE**

An EPC has been requested and will be available shortly.



## **COSTS**

Each party will be responsible for their own costs incurred in respect of the transaction.

## **VALUE ADDED TAX**

VAT is payable in respect of the rent.

## **POSSESSION**

Vacant possession will be granted on completion of legal formalities.

## **VIEWINGS**

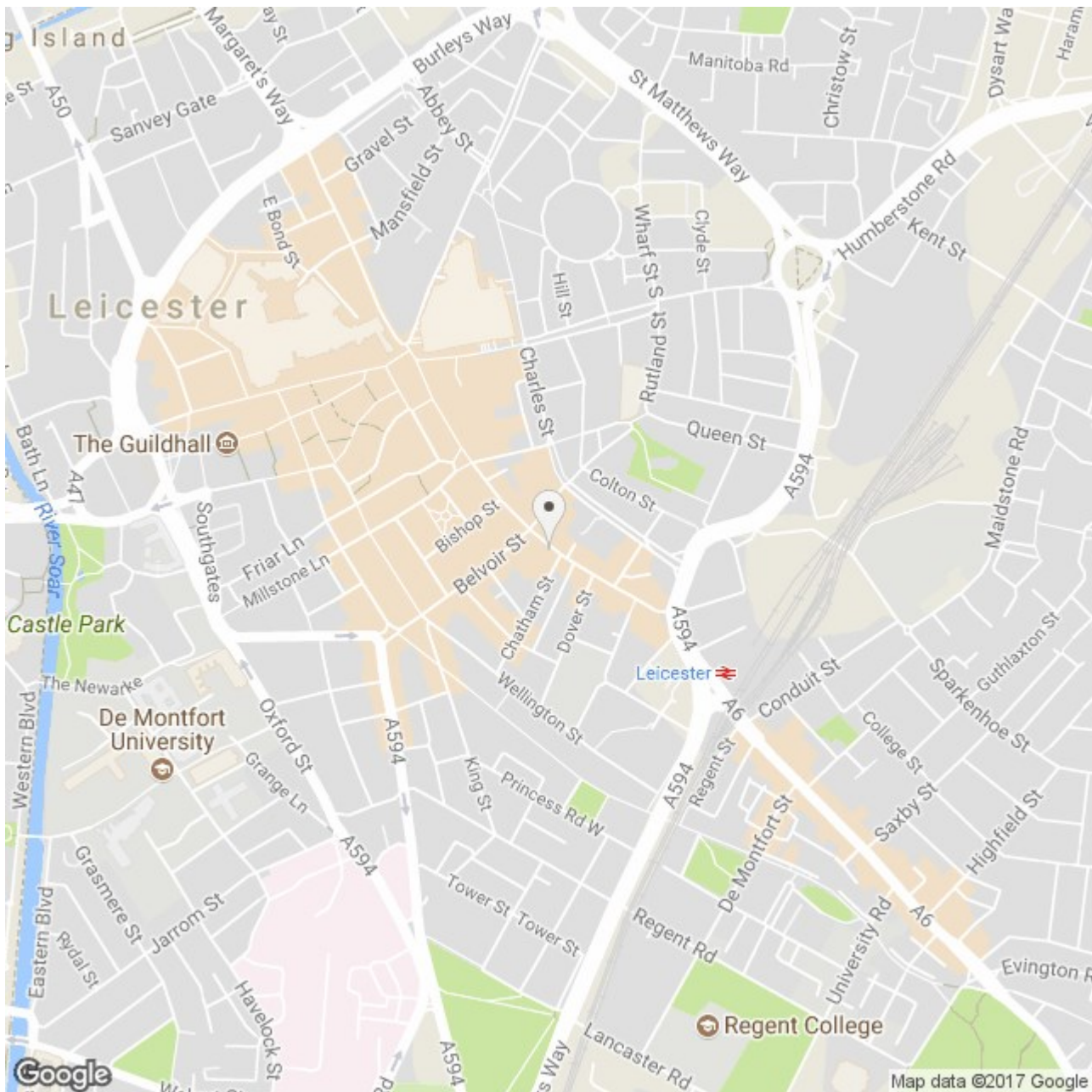
Staff are unaware of the intended disposal and viewings must be arranged through Andrew Granger & Co. Please contact Kevin Skipworth on 0116 2429938 or email [kevin.skipworth@andrewgranger.co.uk](mailto:kevin.skipworth@andrewgranger.co.uk)

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## LOCATION



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**Call 0116 242 9938**

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