



RETAIL PROPERTY CONSULTANTS

TO LET

SUBJECT TO VACANT POSSESSION

**LEICESTER
36 SILVER STREET, ST MARTINS SHOPPING CENTRE, LE1
5ET**

LOCATION

St Martin's Shopping Centre is an open-air retail scheme located within the heart of Leicester City Centre. Nearby occupiers include Cocoa Amore, The Very Bazaar and Brides of Bond St, with various F & B operators within St. Martins including The Bottle Garden, Kai, Giggling Squid, Mac Lovin', Mowgli, Juuice Bar, Bar 33 and St Martin's Coffee

DESCRIPTION

The unit comprises a ground floor retail unit with first floor sales including comprising a small kitchen, W/C and storage

ACCOMMODATION

The unit comprises the following approximate area:

Floor Area	Sq M	Sq Ft
Ground Floor	61.5	662
First Floor	99.1	1067
Basement	113.5	1222

RENT

Upon application

SERVICE CHARGE

Upon application

LEASE

A new lease for a term to be agreed subject to rent reviews every 5 years

RATES

Rateable Value: £20,000

Interested parties are advised to make their own enquiries with the Local Authority, 0116 4541000.

EPC

An EPC is available upon request

VIEWING

Viewing strictly by prior appointment with the sole agents

Martin Herbert

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SUBJECT TO CONTRACT

For more information on further properties:

www.space-rpc.com

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