

Year 1 Rent £30,000 PAX rising to  
£37,500 PAX from Year 2



**21 Hotel Street, Leicester, Leicestershire, LE1 5AW**

Prime Retail Location in Centre of Leicester

Approx. 3,670 Sq Ft Ground Floor Retail Unit

Includes Basement ancillary Storage space, Office & Kitchen

Available immediately

## Location

The property is located on Hotel Street which is a busy thoroughfare linking Market Street with St Martin's Shopping Centre and the Highcross Shopping Centre. Leicester is well situated in the East Midlands with easy access to the M1 and M69 Motorways providing good access into other Midlands towns and Cities. Nottingham to the North is accessed via the M1 or the A46 and Coventry to the South West via the M69 are both circa 30 miles and Birmingham via the M6 and M69 is approximately 43 miles. Other local market Towns within 20 miles of Leicester City include Melton Mowbray, Oakham, Loughborough and Market Harborough.

## Property Description

A spacious, well-fitted Ground Floor Retail Unit with ancillary office, storage, and WC. The basement offers further ancillary storage and kitchen facilities.

## Accommodation

Ground Floor Retail area, ancillary office, WC & storage - Circa. 2,321 Sq Ft  
Basement Floor storage & kitchen - Circa. 1,348 Sq Ft

## Amenities

Located in Leicester city centre and benefitting from all local amenities including shops and offices. Within 10 minute walking distance to the train station.

## Services

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

## Service Charge

Details of the Service Charges payable will be provided in the Solicitors Legal Pack.

## Terms

Offered for let on a new Full Repairing and Insuring lease for a term to be agreed and subject to rent reviews - the initial passing rent for Year 1 is £30,000 per annum plus VAT and then from Year 2 will rise to £37,500 per annum plus VAT.

## Rates

According to the Valuation Office Agency website the current rateable value is £40,000 per annum but interested parties should make their own enquiries.

## VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

## Legal Costs

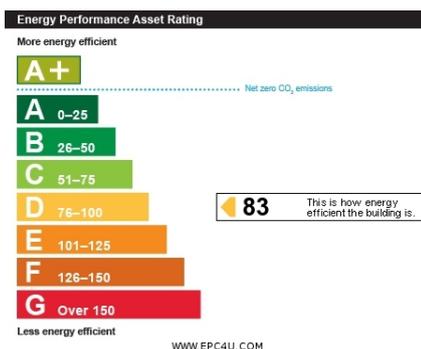
Both Parties will be responsible for their own legal costs.

## Viewing

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Other

P & F Commercial is the trading name of F & P Partners Ltd and was formerly known as Moores Commercial. All emails sent to Moores Commercial will be forwarded to P & F Commercial and all data held by F & P Partners Ltd. will remain unchanged by the rebrand.



## Contact Details

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