

LEICESTER

14 Fletcher Mall, Beaumont Leys

PRIME SHOP – LEASE AVAILABLE



LOCATION

The unit is prominently located on Fletcher Mall in Beaumont Leys Shopping Centre. The shopping centre is located on the edge of Leicester totalling 301,099 sq ft with 1,500 car parking spaces and is anchored by **Tesco Extra, Boots and Aldi**.

Occupiers directly adjoining the unit are **Bon Marche** and **McDonalds**. This stretch of Fletcher Mall is also occupied by other retailers including **Boots, H Samuel, Poundland and Iceland**.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor:	867 sq ft	80.5 sq m
Total:	867 sq ft	80.5 sq m

LEASE TERM

Available by the way of an assignment of the existing expiring 20th October 2024.

Alternatively, a short-term sub lease to expiry – further details on request.

RENTAL

£32,000 per annum exclusive.

SERVICE CHARGE

£5,784 pa.

INSURANCE

£284

RATING

The property is assessed for rates as follows:

Rateable Value 2023:	£24,050
UBR 2023/24:	49.9p
Estimated Rates Payable:	£12,101

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

EPC

Available on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

Charlie Spilsbury

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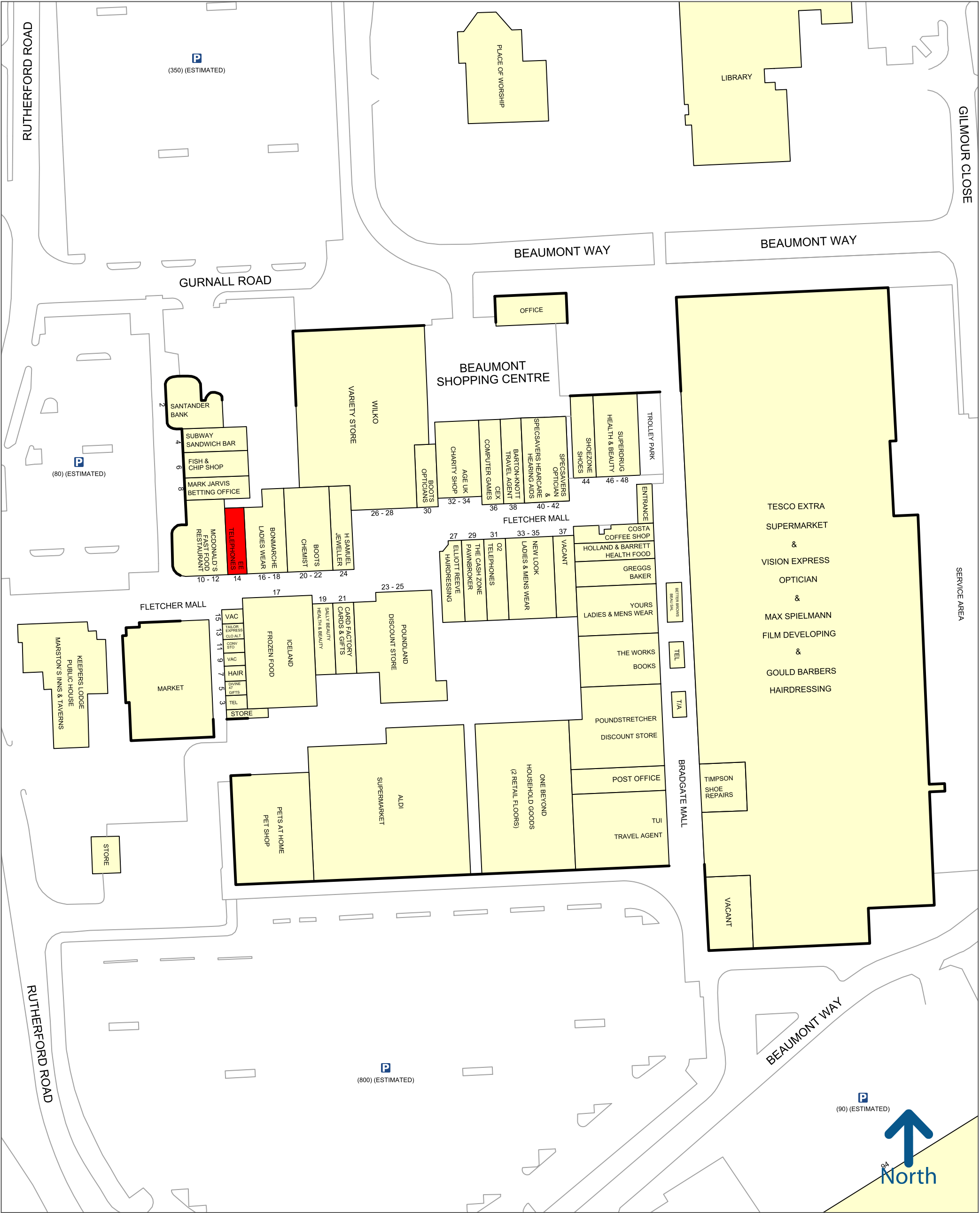
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Date: January 2024



50 metres

Experian Goad Plan Created: 15/01/2024
Created By: FMX