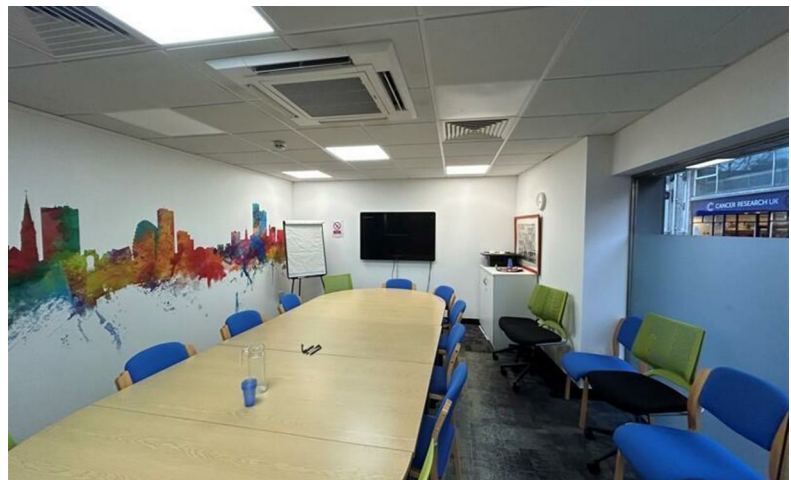
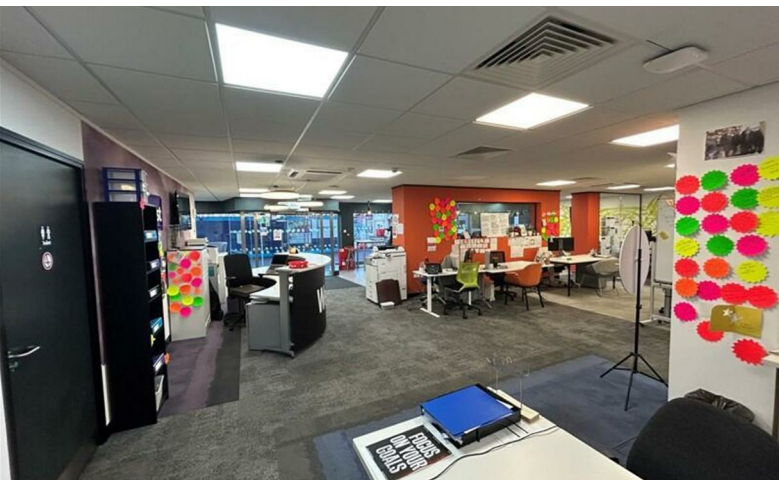


# READINGS

www.readingspropertygroup.com



- **Flexible Terms**
- **Total NIA: 3,785 sq ft (351.64 sq m)**
- **Situated in a high footfall area in the heart of Leicester City Centre**
- **Rent £35,000 per annum**



## £35,000 Per Annum

3-5 Horsefair Street, Leicester, LE1 5BP

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Readings Property Group are pleased to bring to market a ground-floor retail unit within a six-storey mixed-use building known as Horsefair House. The premises measures 3,785 sqft and is within close proximity to Leicester Town Hall Square and Highcross Shopping Centre.

### Location

The subject property occupies a high profile position with frontages onto both Horsefair Street and Market Place, easily accessed by foot from Gallowtree Gate and Granby Street. The unit is adjacent to the famous Leicester Market on the north side and the Town Hall on the south side. The expansive retail and leisure offering in Leicester is all within a few minutes' walk with both Highcross and Haymarket shopping centres less than ½ mile away. Leicester Railway station is within short walking distance along Granby Street.

### Description

The subject property comprises a ground-floor retail unit within a six-storey mixed-use building known as Horsefair House. The building features brick and glazed elevations beneath a lead-covered mansard roof.

Internally, the unit is currently arranged to provide flexible, high-quality open-plan office accommodation, together with several partitioned meeting rooms, WC facilities, and a kitchen. The property also benefits from a basement level, which offers useful storage space.

The unit has extensive fully glazed frontages onto both Horsefair Street and Market Place. The internal specification generally includes suspended ceilings with inset LED lighting, raised access floors with carpet coverings, and a comfort cooling system.

### Terms & Rental

The premises are available by way of a new lease for a term of years to be agreed at a Rental of £35,000 per annum.

### Accommodation

Ground Floor 262.4 sqm (2,825 sqft)

Basement 89.2 sqm (960 sqft)

Total 351.6 sqm (3,785 sqft)

### Rating

The property is to be separately assessed for rating purposes.

### Energy Performance

Available on request.

### Planning

The property has an authorised use as retail within Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

### VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

### Services

We understand all mains services are connected to the property, save for gas.

### Legal Costs

Each party is to bear their own legal costs incurred.

### Application & Referencing

All applications will be subject to the relevant checks.

### Viewings

Strictly by appointment with Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar) (0116) 2227575 or Joint Agents Innes England (Dillhan Sharma) (0116) 255 5455

### Agent Notes

CONSUMER PROTECTION LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.