

Leicester - 184/186 Gipsy Lane - Shop Unit To Let

- **Prominent double fronted unit**
- **Fronting busy Gipsy Lane**
- **Busy local parade with parking directly in front.**



Location

Located in a prominent location on Gipsy Lane, and in a popular parade of shops and restaurants, with parking directly in front of the properties. Ladbroke's, and a mixture of independent operators make up the parade of circa 10 shops.

Size

The property is arranged over ground and first floors only with the following approximate dimensions and areas:

Internal Width (front)	28 ft 3 inches	8.59 m
Ground Floor NIA	866 sq ft	80.5 sq m
1 st Fl Offices	778 sq ft	72.3 sq m

*The first floor offices are accessed via a separate entrance via the rear of the property.

Lease

The property is held on a full repairing and insuring lease, due to expire on 2nd September 2027, at a current passing rent of £15,250 pa.

Planning

The property has planning for Class E uses, including retail, financial services, and office uses.

Terms

The property is available via an assignment of the existing lease, - subject to status. Alternatively, a new sub-lease is available until 1st August 2027, further details available upon application.

Business Rates

The current Rateable Value for the property is believed to be £15,750.

Ingoing parties may be liable for Small Business Rates Relief, and can investigate this further with the local authority.

Interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Street View Link:

<https://goo.gl/maps/pjCb2cMpSHd5kDnb9>

Link to Map / Location

<https://goo.gl/maps/VVxnB5APcaga75MwH8>

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

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