

**ANDREW+**  
**ASHWELL**



**TO LET**

# Upper Floor Accommodation in Prominent City Centre Building

First, Second, & Third Floors of 8-14 High Street + Leicester + LE1 5YN



**2,632 Sq Ft**  
(244.5 Sq M)

**£17,500 Per Annum**



**Attractive façade**



**Good levels of  
natural light**



**Character features  
throughout**



**Open plan  
accommodation**



**City centre  
location**



**Available  
immediately**



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## First, Second, & Third Floors of 8-14 High Street + Leicester + LE1 5YN

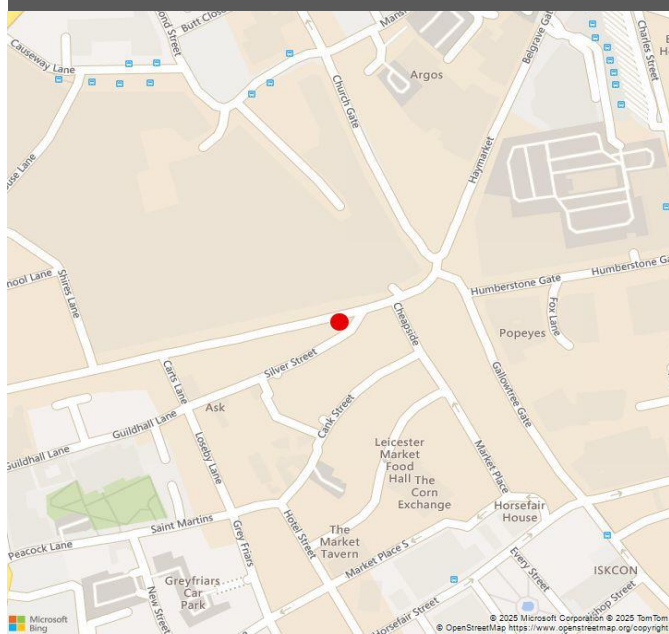
### LOCATION

The property occupies a prominent corner position fronting High Street at its junction with Silver Street, circa 100 yards to the east of The Clock Tower and near adjacent to the southern entrance into Highcross Shopping Centre in the heart of Leicester City Centre.

Neighbouring occupiers comprises of a mixture of local and national businesses with retail, restaurant, café, and bar operators all within close proximity.

Caffe Nero occupy the ground floor of the building, with other national brands in the immediate locality including McDonald's, Urban Outfitters, Five Guys, HMV, Tim Horton's, Lloyd's Bank, Subway, Lush, and more.

#### The Property



**SAT NAV: LE1 5YN**

### ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
First Floor	839	77.9
Second Floor	911	84.7
Third Floor	882	81.9
<b>TOTAL</b>	<b>2,632</b>	<b>244.5</b>

### DESCRIPTION

The upper floors of an attractive Grade II listed multi-storey premises, with curved frontage onto High Street overlooking the pedestrianised retail location adjacent to The Clock Tower.

Access is provided via a self-contained door on Silver Street, leading to an internal staircase which services all floors as required.

Each floor comprises of open-plan space, with the first floor offering greater levels of natural light due to characteristic near floor-to-ceiling windows fronting the eastern elevation.

The second floor has been renovated to a modern standard with mixed light fittings, screeded flooring, and a fitted kitchenette. The third floor has historically been used as ancillary stores. A WC is provided off the stairwell at first floor level, servicing all floors.

The premises are connected to mains water and electricity.

### RATING ASSESSMENT

The premises require reassessment following completion; however, it is envisaged that the Rateable Value will fall below the threshold for small business rates relief.

Rating information is for guidance purposes only and should not be relied upon.

### ENERGY PERFORMANCE CERT.

A copy of the EPC is available upon request.

### TERMS

The property is available by way of a new Lease for a period to be agreed at a rent of **£17,500 Per Annum exc.**

### VAT

Prices are quoted excluding VAT.

### UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

### Viewing

Strictly by appointment with the sole agent

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