

LEICESTER

BEAUMONT SHOPPING CENTRE

UNIT SU6/7 BRADGATE MALL

SHOP TO LET

LOCATION

The unit is located opposite **Tesco** and adjacent to **WH Smith**. Other retailers within the scheme include **Poundland, Costa, New Look, Wilko, Superdrug** and **Boots**.

ACCOMMODATION

The premises are arranged over ground floor only with the following approximate gross internal area:

Ground Floor:	3,350 sq ft	311 sq m
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LEASE

A new effectively full repairing and insuring lease, incorporating 5 yearly upward only rent reviews.

RENT

£110,000 pa exclusive of business rates, service charge and VAT.

SERVICE CHARGE

The annual service charge levy for this year is £25,292.

RATES (2017/18)

We have been verbally advised that the premises have been assessed as follows:

Rateable Value:	£51,732
Rates Payable:	£24,780

Interested parties should verify these figures with Leicester City Council (0116 454 2200).

FURTHER INFORMATION & VIEWINGS

For further information please contact **Camilla Jerram** (camilla@morganwilliams.co.uk) or **Graham Phillips** (graham@morganwilliams.co.uk) of **Morgan Williams** 020 7493 4455.

Or via our joint agents, Mark Crookes and Dinesh Pari of McMullen Wilson 020 3058 0200.

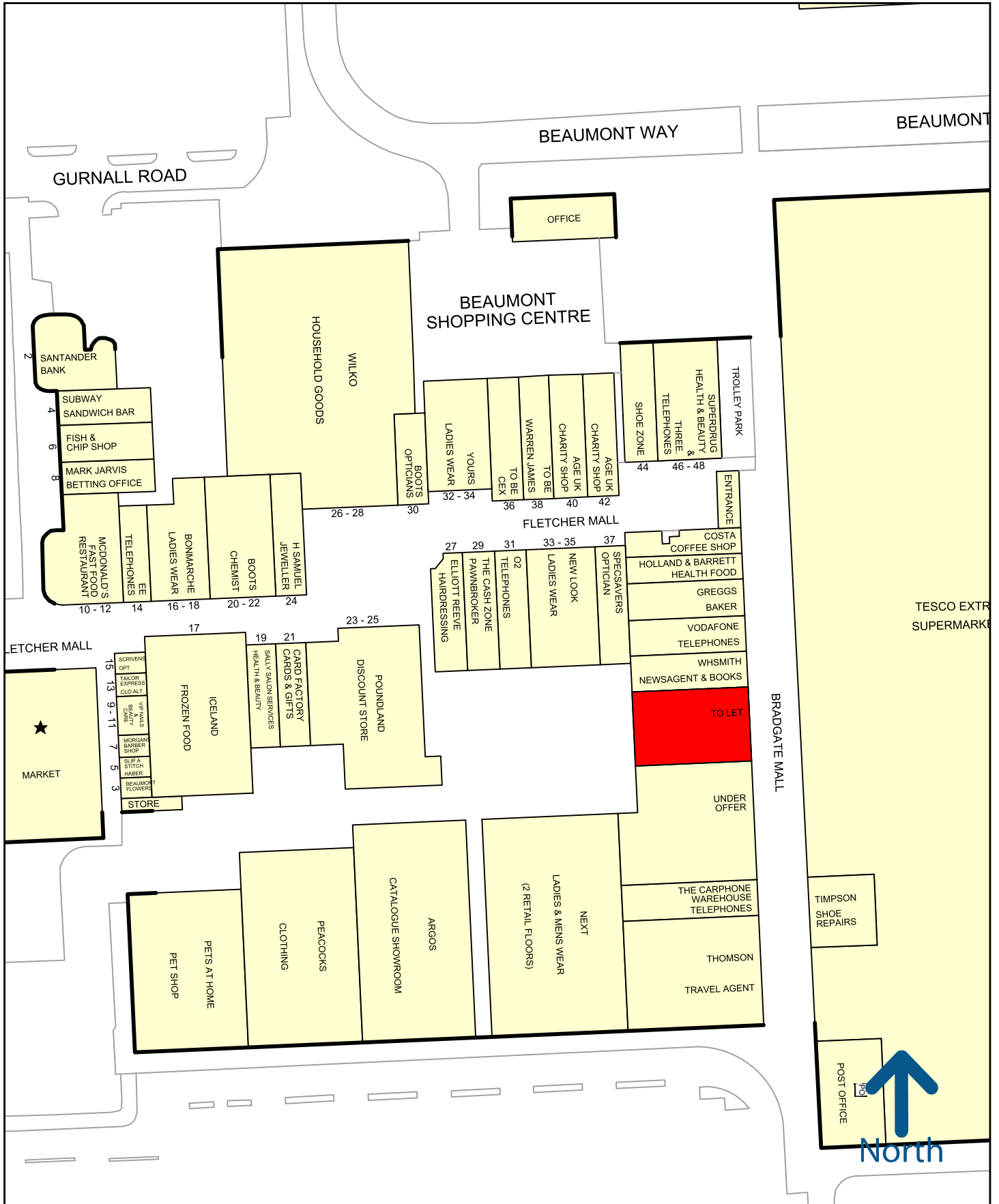
SUBJECT TO CONTRACT

MISREPRESENTATION ACT

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or agent. Measurements are approximate and for guidance only.

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50 metres

Experian Goad Plan Created: 22/09/2017
Created By: morgan williams

