

NEW UNITS TO LET

LEICESTER
40/50 HIGH STREET



 **BNP PARIBAS
REAL ESTATE**
020 7338 4000
realestate.bnpparibas.co.uk

 **BWD**
RETAIL PROPERTY CONSULTANTS
TEL: 0121 632 2660
www.bwdretail.co.uk

PROPERTY DESCRIPTION

Location

Leicester is the largest and most dominant centre of the East Midlands, with an urban population in excess of 330,000 people and a district population in excess of 750,000 within a 12 mile radius of the city centre.

The property is located on the southern side of the busy semi-pedestrianised High Street, which has been much improved and is opposite the entrance to the Shires Shopping Centre and entrances to Rackhams / House of Fraser Department Store.

Other nearby retailers include Irish Menswear, Moss Menswear, Pilot, Two Seasons, Ledge Sportswear, Westworld and HMV.

Accommodation

The property comprises in total the following approximate floor areas:

Ground floor sales	6,060 sq ft	562.98 sq m
First floor sales	4,884 sq ft	453.73 sq m
Second floor sales	4,618 sq ft	419.72 sq m
Third floor	962 sq ft	89.37 sq m
Total	16,424 sq ft	1,525 sq m

Configuration

Our clients Barberry Group Ltd will consider subdividing the property to suit individual retailer requirements and are able to offer units on single or multiple levels from 800 sq ft on ground floor upwards.

The property can be subdivided either vertically or horizontally and the building offers good flexibility and as a result is able to meet a number of multiple size requirements.

BNP Paribas Real Estate or our joint agents, Bidwell Webber De Pons, are happy to discuss any requirements that your clients may have in more detail.

Terms

The property or subdivided units are available for a term to be agreed on full repairing and insuring basis with upward only rent reviews every fifth year.

Rates

We would recommend all parties make their own enquiries as on a subdivision basis, the property would need to be reassessed.

Legal costs

Each party to be responsible for their own legal costs.

Viewing

All viewings to be arranged through the joint sole agents:

Harry Ward

Tel: 020 7338 4364

Mob: 07770 854 933

harry.ward@bnpparibas.com

Beth Struthers

Tel: 020 7338 4362

Mob: 07917 531501

beth.struthers@bnpparibas.com

BNP Paribas Real Estate

30 Charles II Street

London SW1Y 4AE

Or our joint agents:

Bidwell Webber De Pons

Tel: 0121 632 2660

Guy Webber

Tel: 0121 632 2663

Mob: 07785 933174

Email: gwebber@bwdretail.co.uk

Richard Bidwell

DDI: 0121 632 2664

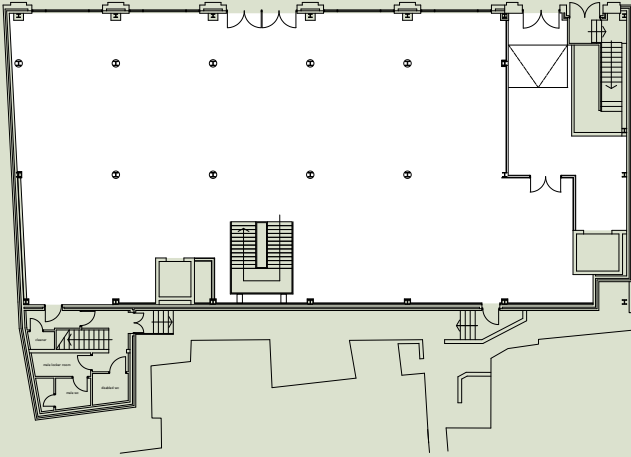
Mob: 07747534357

Email: RBidwell@bwdretail.co.uk

FLOORPLANS

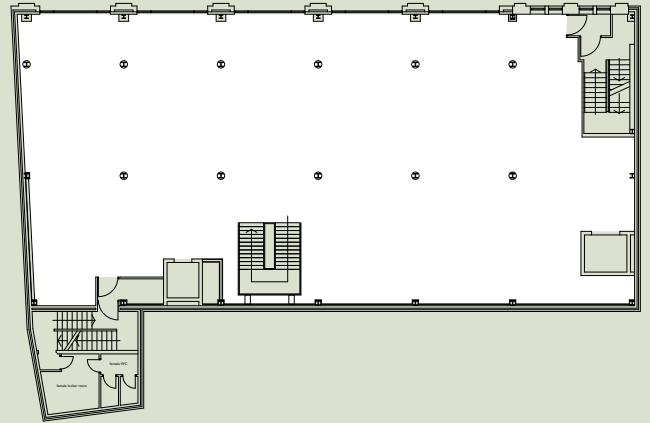
Ground Floor

6,060 sq ft (562.98 sq m)



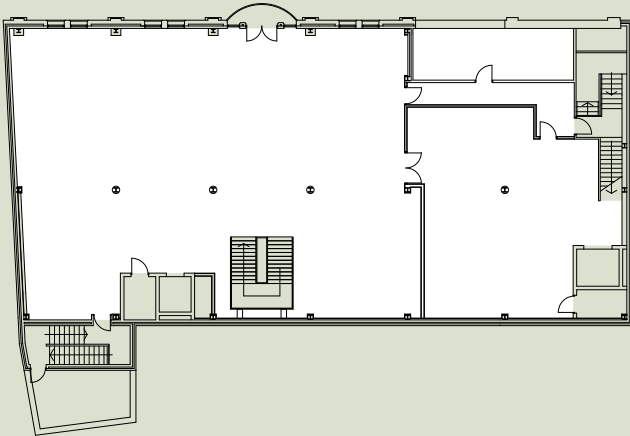
First Floor

4,884 sq ft (453.73 sq m)



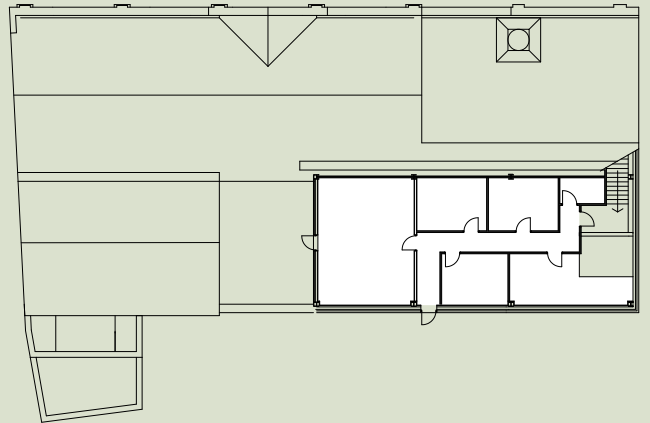
Second Floor

4,618 sq ft (419.72 sq m)



Third Floor

962 sq ft (89.37 sq m)



The property can be subdivided either vertically or horizontally and the building offers good flexibility and as a result is able to meet a number of multiple size requirements.

LOCATION



Misrepresentation Act 1967: Messrs BNP Paribas Real Estate Limited and Bidwell Webber De Pons Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs BNP Paribas Real Estate Limited and Bidwell Webber De Pons Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

**BNP PARIBAS
REAL ESTATE**

020 7338 4000
realestate.bnpparibas.co.uk

BWD
RETAIL PROPERTY CONSULTANTS

TEL: 0121 632 2660
www.bwdretail.co.uk