

# 40/50 HIGH STREET LEICESTER



BARBERRY

[www.barberry.co.uk](http://www.barberry.co.uk)



REVISED  
QUOTING RENTS

7,500 sq ft store let to



3 UNITS TO LET – IMMEDIATELY AVAILABLE



## 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 recently-

pedestrianised High Street, which has been much improved and is opposite the entrance to the Highcross 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:

## Configuration

Barberry Group has reconfigured and refurbished the building to provide three ground floor retail units and one further unit on 2nd and 3rd floors with self contained entrance lobby off the High Street.

The joint agents are happy to discuss any requirements that your clients may have in more detail.

## Terms

The 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, the property will need to be reassessed following the completion of the refurbishment works.

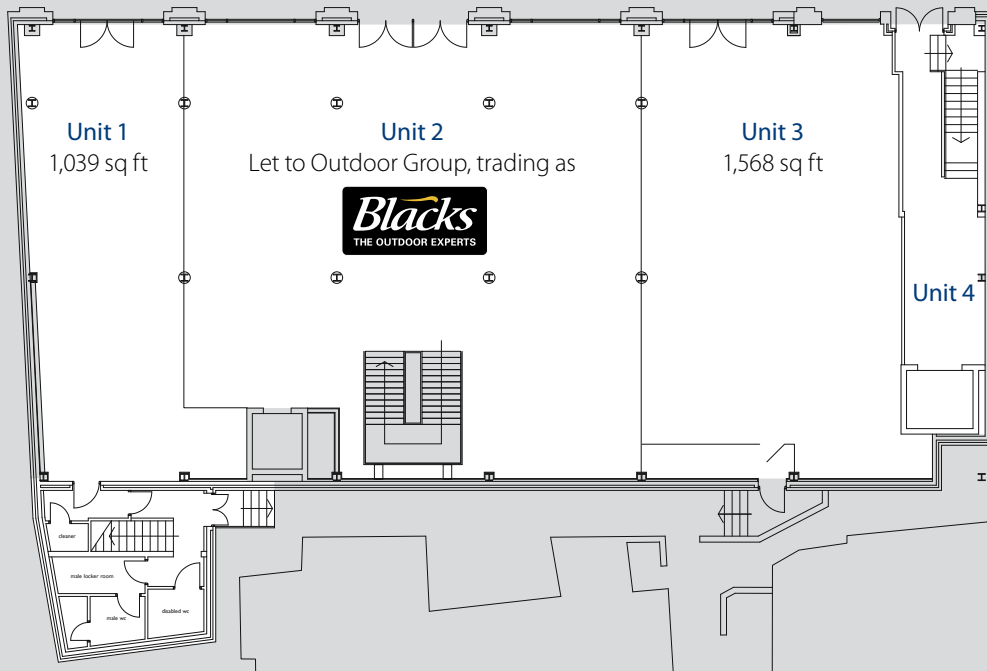
## Legal costs

Each party to be responsible for their own legal costs.

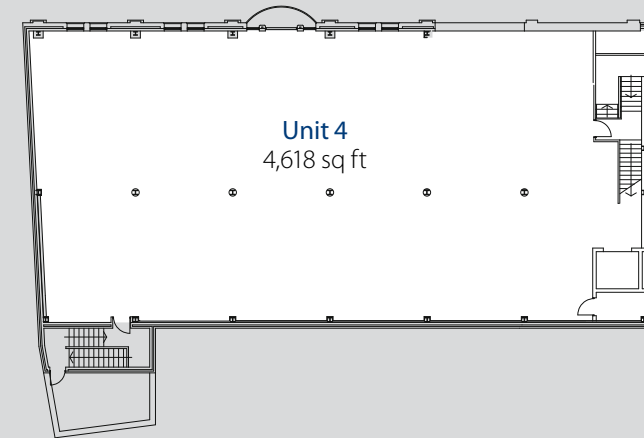
Subject to Contract  
Compiled: July 2011

# FLOORPLANS

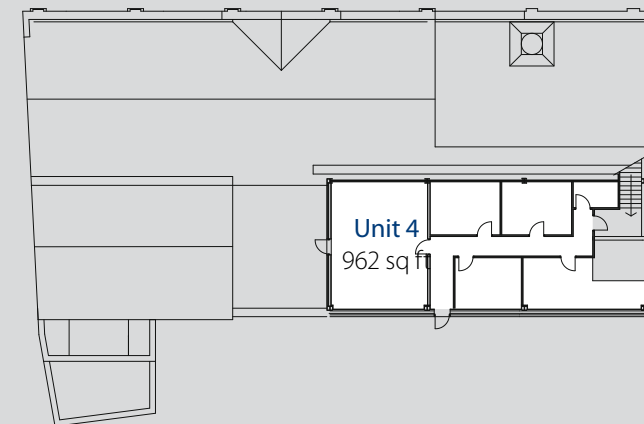
## Ground Floor



## Second Floor



## Third Floor



## Accommodation

The property comprises in total the following approximate floor areas:

unit	floor	size		internal		availability
		(sq ft)	(m)	width	depth	
Unit 1	Ground floor	1,039	96.50	5.80m	16.65m	Available
Unit 2	Ground/First floor	<b>Let to</b> 				
Unit 3	Ground floor	1,568	145.67	9.17m	16.27m	Available
Unit 4	Ground floor	177	16.50			Available
	Second floor	4,618	429.02			Available
	Third floor	962	89.37			Available

The ground floor units are for retail uses or A3 subject to planning consent.

Unit 4 comprises the second and third floors which are available with a separate ground floor entrance for a range of uses subject to planning or can be combined with Unit 3.



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# VIEWING

All viewings to be arranged through the joint sole agents:

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