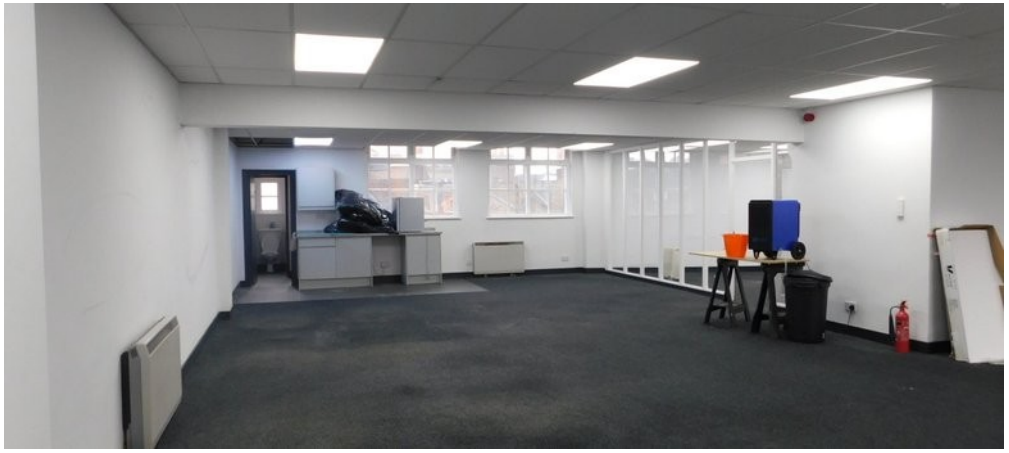


TO LET

2ND FLOOR, 48 CANK STREET, LEICESTER, LE1 5GW

jarroms







£15,000 p.a.

1,502 sq ft / 139.5 m²

LOCATION

Heart of Leicester's pedestrianised historic centre, opposite St Martin's Square — close to the Cathedral, Highcross and the vibrant leisure district.

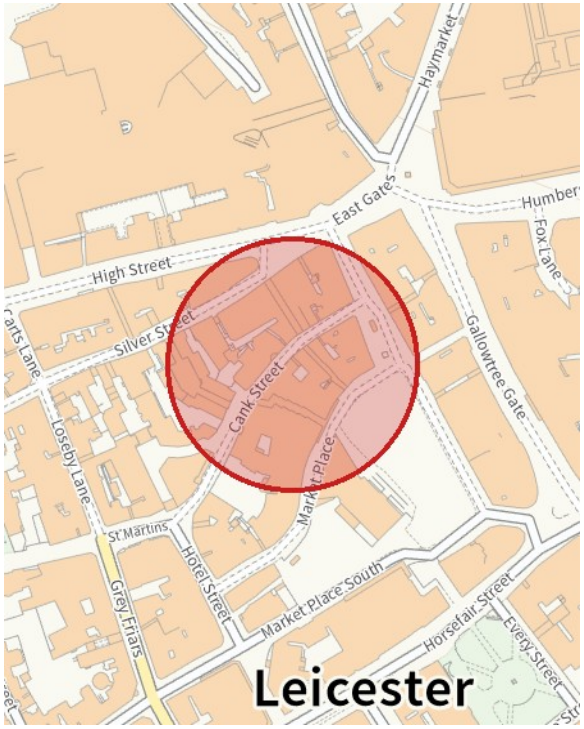
DESCRIPTION

Second floor professional offices (1,502 sq ft / 139 sq m) within an attractive corner building. Kitchen, meeting room, storage and WCs.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Floor 1	1,502	139.5
TOTAL	**1,502**	**139.5**





USER

The premises have an existing use for class B1 Office.

SERVICE CHARGE

The Tenant will be required to contribute towards items of common expenditure and buildings insurance.

TERMS

New lease, minimum 3 years.

LEGAL COSTS

Each party will bear their own legal costs incurred in documenting the Lease.
An application fee will be payable in respect of referencing and AML checks.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D (83)

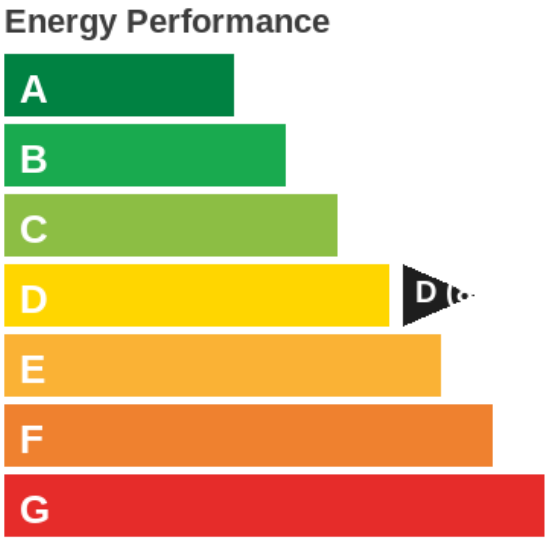
UNREPRESENTED PARTIES

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

RATING ASSESSMENT

Rateable Value: £8,400 Rates Payable £NIL

This is an estimate for information only. Interested parties should check with the relevant local authority.





VIEWINGS

Strictly by appointment with the agents

JARROMS
info@jarroms.co.uk
0116 222 1999
15 UPPER KING STREET LEICESTER LE1 6XF

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