

Unit 1B, 14 Fletcher Mall, Beaumont Leys Shopping Centre, LE4 1DG

mre McMULLEN
REAL ESTATE

Viewing & Further Information

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Space Retail

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AT A GLANCE!

- ✓ 317,000 sqft shopping centre
- ✓ 6 million shoppers
- ✓ 1,410 free car parking spaces



Location

Prime location at the main entrance to the centre.

Recent new openings include **B&M, Frames Opticians, Shoezone** (upsized) and soon to open **H&T Pawnbrokers**, who join major existing operators including **McDonalds, Bonmarche, Iceland** and **Poundland**.



Accommodation

Arranged over the ground floor, the unit provides the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor	886	82.3
Total	886	82.3



Tenure

A new lease is available subject to obtaining vacant possession by way of a new effective FRI lease for a term of years to be agreed.



Rent

£32,000 per annum exclusive of VAT.

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Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£24,250
UBR Rate (2023/24)	£0.512p
Rates Payable	£12,416

(Interested parties are advised to make enquiries with the Local Authority)

Timing

Subject to obtaining vacant possession with an existing lease expiring October

Service Charge

£6,524 pa

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

EPC available upon request.



Important Notice

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