

# LEICESTER Unit LL101 High Cross Shopping Centre

On the instructions of **N BROWN  
GROUP PLC**

**mre** McMULLEN  
REAL ESTATE



#### Location:

The unit is located on the Lower Mall of High Cross Shopping Centre adjacent to Paperchase and Swarovski and in close proximity to Lacoste, H&M, Topshop, Reiss, Next and Hotel Chocolat.

#### Description:

Arranged on the ground and first floor the unit provides the following approximate floor areas:

Ground floor sales:	386.85 sq m	4,164 sq ft
First Floor Ancillary:	44.69 sq m	481 sq ft

#### Rent:

£240,000 pax

#### Lease:

The premises are held by way of an effectively FRI lease expiring 20<sup>th</sup> February 2022.

#### Rates:

We are verbally informed by the Local Rating Authority that current Rateable Value of the premises is £181,000 and the Rates Payable are £88,871. The UBR for 2019/2020 is 49.1p Interested parties are advised to make their own enquiries of the Local Authority for verification purposes.

#### EPC:

Available on request.

For further details contact:

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