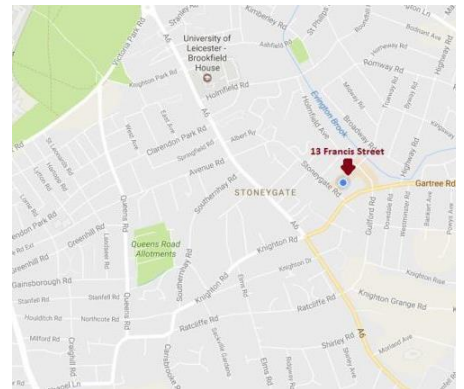


# TO LET

Ground Floor Retail Unit To Let | 287.40 sq ft

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## 13 Francis Street, Leicester, LE2 2BE

### LOCATION:

The property is situated towards the top of Francis Street off Allandale Road, in the centre of Stoneygate. Surrounding occupiers include Jellyrolls, Pollys, Tinfish, Nest and Outer Space.

### DESCRIPTION:

The property benefits from street frontage access and is situated in a prominent location. To the interior is a ground floor retail sales area with single glazed windows.

- Prominent frontage
- Modern interior

**LEGAL COSTS:** Each party will be responsible for their own legal costs incurred in the transaction.

**VIEWING:** Strictly by appointment only.

**RENT /FT2:** £22.62

**RENT PA:** £6,500.00

**SERVICE CHARGE:** N/A

**RATES PAYABLE:** £6,000 PA

**VAT:** VAT will be charged at the prevailing rate unless stated otherwise.

**EPC:** Available upon request.

### CONTACT:

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14 Francis Street, Stoneygate, Leicester LE2 2BD

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