

TO LET

| 2,917.00 sq ft

phillips
sutton

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15-17 Gallowtree Gate, Leicester, LE1 5AD

LOCATION:

Gallowtree Gate is in the heart of the City Centre. The premises benefits from high footfall and close proximity to Highcross Shopping Centre.

DESCRIPTION:

Gallowtree Gate is one of the prime high street locations within Leicester. Nearby retailers include H Samuel, Lush, Pret a Manger, Dorothy Perkins and Marks & Spencer.

- Heart of the City Centre
- Ground and first floor sales
- Storage on first and second floor

ACCOMMODATION:

Floor	Area (sqft)
Ground Floor	1,290.00
First Floor	795.00
Second Floor	832.00

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Beth Brading – BNP Paribas
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RENT /SQFT:	£24.36
RENT PA:	£71,071.00
SERVICE CHARGE:	
RATES PAYABLE:	£143,000.00
VAT:	VAT will be charged at the prevailing rate.
EPC:	
LEGAL COSTS:	Each party will be responsible for their own legal costs incurred in the transaction.
VIEWING:	Strictly by appointment only.