

phillips
sutton

0116 2165144
www.phillipssutton.co.uk

T 0116 216 5144
E info@phillipssutton.co.uk
W www.phillipssutton.co.uk
A 14 Francis Street, Stoneygate, Leicester LE2 2BD
26a Ganton Street, London W1F 7QZ



17 Granby Street, Leicester, LE1 6EJ

Ground Floor Retail Unit To Let

TO LET

Size: 5,449.00 sqft (506.23 sqm) | **Rent:** £55,000 Per Annum

- Frontage onto Granby Steet
- Large open plan retail space
- Suitable for A1/A2/A3 (STP)
- Kitchen and WCs

LOCATION:

The property is situated on Granby Street at the heart of Leicester City Centre. The location benefits from good transport links with Leicester Railway Station and the newly opened Charles Street bus station both within close walking distance. Nearby occupiers include Bru Coffee, San Carlo, Nando's, Whipee Gelato and Stakeout.

☎ 0116 216 5144

✉ info@phillipssutton.co.uk

🌐 www.phillipssutton.co.uk

🏠 14 Francis Street, Stoneygate, Leicester LE2 2BD

Misrepresentation Act, 1967. Phillips Sutton Associates for themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of; an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy them by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Phillips Sutton Associates has any authority to make or give any representation of warranty whatever in relation to this property.



T 0116 216 5144
E info@phillipssutton.co.uk
W www.phillipssutton.co.uk
A 14 Francis Street, Stoneygate, Leicester LE2 2BD
26a Ganton Street, London W1F 7QZ

17 Granby Street, Leicester, LE1 6EJ

DESCRIPTION:

Externally the property benefits from single glazed glass frontage and an automatic door leading onto Granby Street. Internally the unit benefits from a large open plan retail space to the ground floor with carpeting throughout, suspended ceilings, recessed lighting, air conditioning and an alarm system. To the first floor there is a large amount of further open plan space with a kitchen and break room area in addition to WCs.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	2,601.00	241.64
First Floor	2,848.00	264.59
TOTAL	5,449.00 sqft	506.23 sqm

TENURE:

Leasehold.

RENT: £55,000 Per Annum

SERVICE CHARGE: N/A

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

RATEABLE VALUE: £31,750 RV

EPC: Available upon request.

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

CONTACT:



Sam Sutton

0116 2165144

ssutton@phillipssutton.co.uk



Brodie Faint

01162165144

bfaint@phillipssutton.co.uk