



The Wulcomb

Retail
&
Leisure
Space

LE1 4SG



Computer Generated Images are indicative and should be treated as general guidance only

Location

Offering

High quality units suitable for cafe, bar, gym, restaurant. From 1,111–8,111 sq ft.

Address

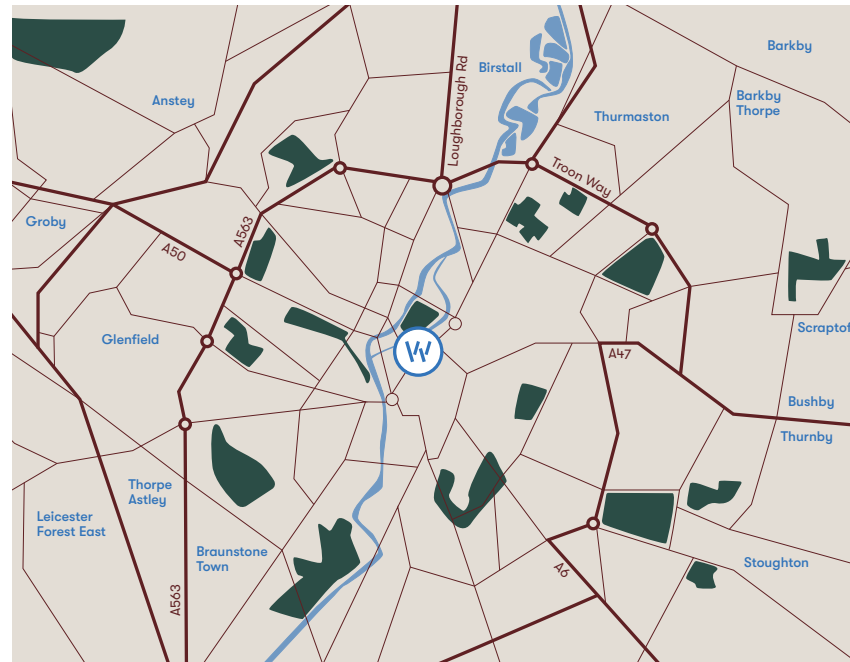
The Wullcomb, Vaughan Way, Leicester, LE1 4SG

15 Minute Walk

Town centre, universities, All Saints conservation area, Rail Station, Abbey Park, which is the largest green space in Leicester city

The Wullcomb is for a new generation of Leicester renter. With 600 residents in 297 units, The Wullcomb is the city's first Build to Rent (BtR) scheme. In addition to its high-quality apartment offer, the building boasts 120 on-site car parking spaces, bike storage and ample ground floor retail space.

The commercial spaces will benefit from the building's sizeable resident community and its location in the centre of Leicester, within the strategic regeneration area. We are at the junction of Vaughan Way and Highcross Street. To the south of the site is the Highcross shopping centre, anchored by John Lewis & Partners, Debenhams and Zara. To the north is the All Saints conservation area and Abbey Park, the largest green space in Leicester city.



Maps not to scale

Description

The units will be let as shell and core with the fit out to be undertaken by the tenants. Units 1, 2 and 4 will have double height glazed shop fronting onto the footway along Vaughan Way and/or Highcross. Utilities supply include water and power, there is currently no gas on site, however connections are available. Loading access will be available for units 1, 2 and 3. There is no specific parking allocated to the retail units, car parking can be made available on a first come first served basis.

The site benefits from a footbridge link from the multi storey car park to Highcross retail mall, Haymarket Bus Station is a 2 minute walk, Leicester Train Station a 15 minute walk and there is direct access to A6 and A50 north and to A6 south via A594 and J21 motorway network.



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Service charge

A service charge will be levied for the upkeep and maintenance of the common areas and external fabric of the building

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction

EPC

To be assessed on completion

Rateable Value

To be assessed

Rent

The units are available on new IRI leases. Rent on application

Planning Uses

The commercial units are available for use classes.

A1, A2, A3, A4 or B1a.

Other complementary uses will be considered.



Unit 1	Unit 2	Unit 3	Unit 4	Total
1,111.9 sq ft. 103.3 m ²	1,838.5 sq ft. 170.8 m ²	3,960 sq ft. 367.9 m ²	1,201.3 sq ft. 111.6 m ²	8,111 sq ft.

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Way of Life.

Website

thewullcomb.com

Further Information

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