

TO LET – RETAIL UNITS

PNF

ODEON ARCADE

MARKET PLACE, LEICESTER LE1 5HJ

City Centre Retail Premises

Units Available To Let

Floor Areas:

From 377 ft² to 394 ft² net
(35.02 m² to 36.60 m²)

- **Self-Contained Shop Units**
- **Busy Pedestrianised Arcade**
- **Suitable for Specialist Businesses**
- **City Centre Location**
- **Adjoins Leicester Market**
- **Secure out of hours**
- **Flexible Terms**



Description

Odeon Arcade is a covered, pedestrianised retail arcade which was refurbished to a high standard about six years ago and now has a number of specialist independent retailers.

There are units available To Let which have good regular sales area with rear staff and storage areas. The units have excellent frontages (14ft 8ins, 4.48m net) and are suited to small independent specialist retailers looking for a convenient city centre trading location.

Location

Odeon Arcade is located in the heart of Leicester City Centre's main retailing area. It is only a few minutes walk from the Highcross Shopping Centre, High Street and Gallowtree Gate. At Highcross there is John Lewis, Debenhams, House of Fraser, and on High Street and Gallowtree Gate are Habitat, Marks and Spencer, HMV.

For More Information Contact:

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PNF

Chartered
Surveyors

ODEON ARCADE

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Lease

New leases are available on terms to meet occupier's requirements.

Services

The units benefit from their own water and electricity supplies.

There is a service charge to cover for the security, maintenance and repair of the building.

Business Rates

The units have the following Rateable Values:

Unit 5 – £6,500 RV

Unit 6 – £6,200 RV

Unit 7 – £6,900 RV

| Area | Floor Area (Ft ²) | Floor Area (M ²) |
|--------|-------------------------------|------------------------------|
| Unit 5 | 392 | 36.42 |
| Unit 6 | 377 | 35.02 |
| Unit 7 | 394 | 36.60 |

VAT

VAT will apply at the prevailing rate.

Legal Costs

Each party will be responsible for its own costs associated with the transaction.

Interested parties are recommended to make their own enquiries to verify the information contained herein.

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