



## **LEICESTER**

**47 FRANCIS STREET**  
**LE2 2BE**

### **LOCATION**

Property occupies an excellent position within Francis Street, itself a continuation of Allendale Road. This area is long established as a centre of high quality, high value, niche retailers serving the whole city as well as a wealthy local catchment.

### **ACCOMMODATION**

Well presented shop with a frontage of approximately 20 ft., and comprises 825 sq ft useable space. Towards the rear is an office of 88 sq ft plus a kitchen and w/c. Rear access is available. Property is alarmed, fully carpeted and centrally heated.

### **TENURE**

Available to let on a new lease of not less than 3 years on FRI terms.

## **TO LET**

# **LOCK UP SHOP**

### **RENT**

£16,000 pa.

### **RATES**

Rateable Value: £12,000  
Rates Payable: £5,772 (2009/2010)  
(through verbal enquiries to Leicester City Council)

### **LEGAL COSTS**

The new tenant to be responsible for the landlords legal costs and stamp duty in connection with preparation of the lease.

### **VIEWING**

Strictly through landlords agents, please contact 01572 822791 for further information.

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