



TO LET : RETAIL / LEISURE UNIT

IQ Opal Court, Lancaster Road, Leicester LE1 7HA

LOCATION

The premises occupies a convenient location within a dynamic student area of Leicester, in close proximity to **De Montfort University** and **University of Leicester**.

Leicester is the largest city in the East Midlands and is an increasingly expanding, desirable and vibrant on trend location, home to an eclectic mix of retail, lifestyle, office, student, residential and leisure occupiers. Occupiers within the vicinity include, **6 Degrees Coffee House**, **The Loaded Dog**, **Leicester Market**, **Attenborough Arts Centre** and **The Olive - Greek Street Food**.

IQ Opal Court occupies a highly strategic location. Nearby attractions include, **The King Power Stadium**, **Leicester Museum and Art Gallery**, **Leicester Tigers Rugby Club**, **Highcross Shopping Centre** and **Town Hall Square Fountain**.

ACCOMMODATION

The premises provides a prominent and wide modern glazed retail/leisure unit providing the following approximate areas:

	m	ft
Internal Width	17.7	59
Internal Depth	13.6	45
	sq.m	sq.ft
Ground Floor Retail	147	1,582

The property also has potential for an extensive outside seating area.

For further information or to arrange a viewing please contact **BOX Property**

Frankie Labbate
frankie@boxprop.co.uk
07930 406 727

Ben Tebbutt
ben@boxprop.co.uk
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boxprop.co.uk
01157 844 777

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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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TENURE

The property is available to let by way of internal repairing and insuring lease for a term to be agreed.

PLANNING

Class E consent.

RENT

£30,000 per annum.

BUSINESS RATES

The tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:

Rateable Value (2023) £22,760.

UBR (2023/2024) 51.2p.

Rates Payable (2023/2024) £11,653.12

SERVICE CHARGE

A service charge for the financial year is available upon request.

VAT

Value added tax is applicable at the prevailing rate.

VIEWING

Viewing is available by appointment only. Contact details below.

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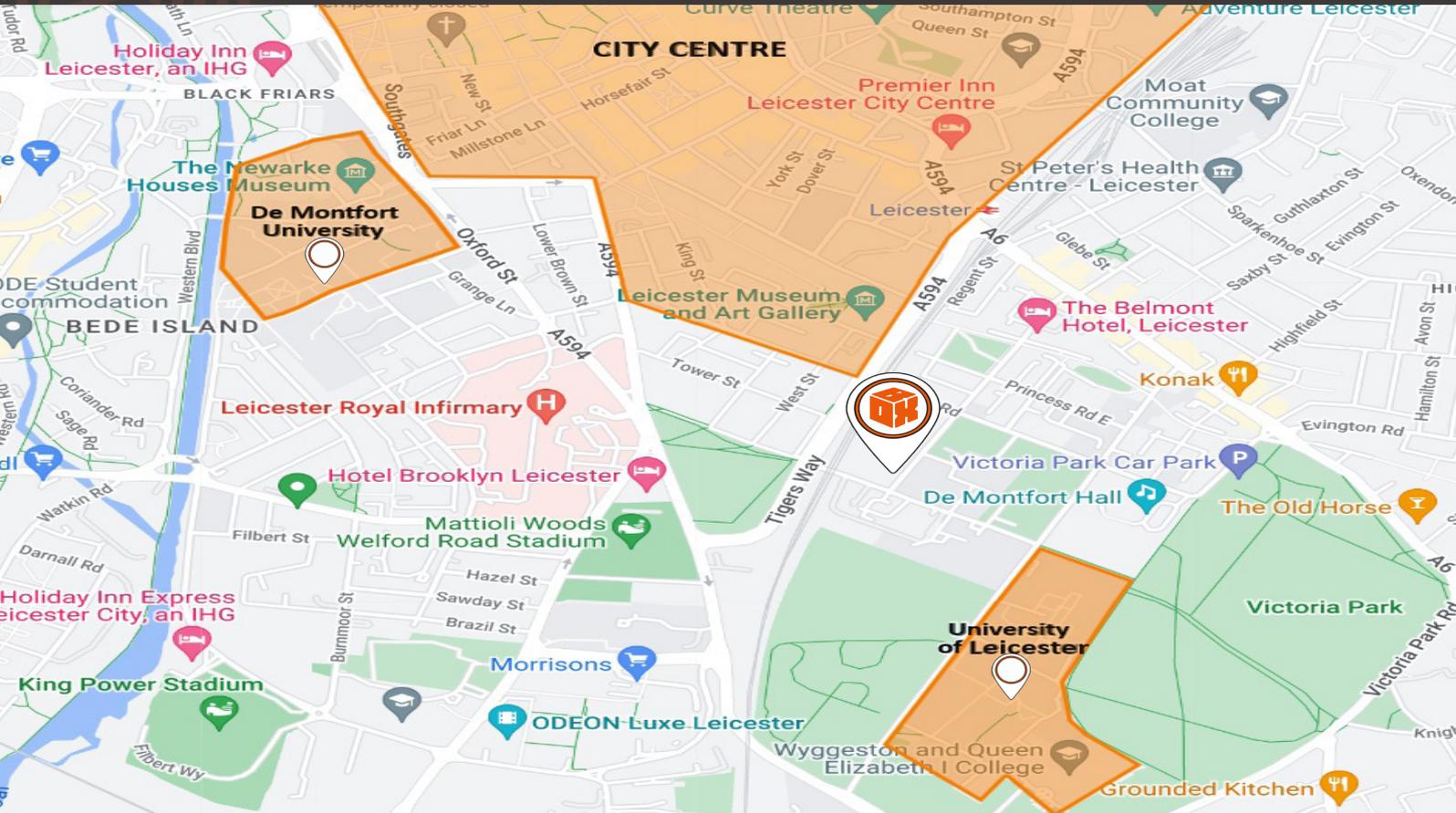
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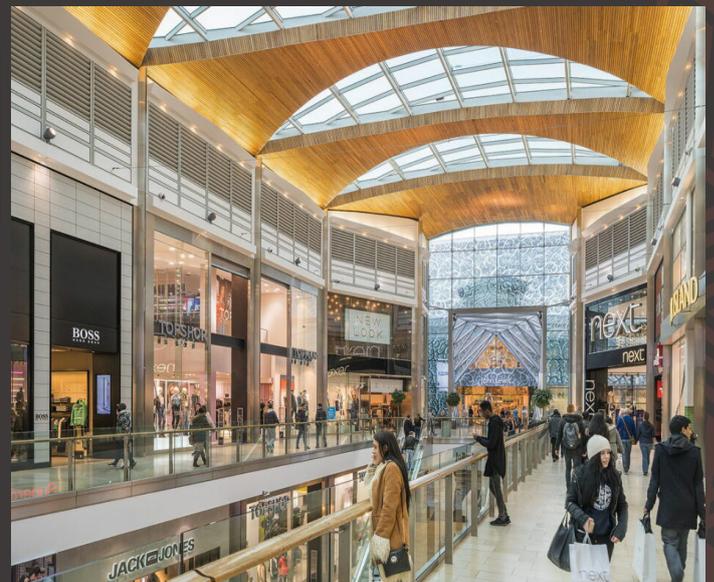
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