

perkinsfox

020 7486 6550

www.perkinsfox.com



## 4b Meridian Leisure Park, Leicester LE19 1JZ NB above is CGI

# RESTAURANT/SHOP TO LET

### Location

The property is located adjacent to Hollywood Bowl and 360 children play. Other operators on the park are **Bella Italia, Nandos, Vue, Five Guys, Chiquito, Frankie and Benny's, Pizza Hut, Busy Bees nursery, David Lloyd, Burger King** and **Harvester**

### Accommodation

The property provides the following approximate accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor Sales	191	2,063

### Lease

The former McDonald's accommodation is held on an FRI lease for a term of years expiring 13/04/2020 at a rental of **£61,264**.

The lease is available for assignment or sub-lease.

The landlords have indicated they will be willing to grant a new lease for a term of up to 15 years at a rent in excess of £30psf subject to status. There is also the opportunity to enlarge the unit to create.

### Planning

The premises have A3 consent. Therefore, A1 and A2 uses are also available.

### VAT

The property has been elected for VAT purposes

### Rates

We have been informed by the local Rating Authority that the following rateable value applies: -  
2017 list - £40,250. Rates payable £18,756.50 per annum  
(Rate in £ 46.6pence 2017/8)

Interested parties are strongly advised to make their own enquiries on transitional relief and other potential allowances.

### Rent Free

Subject to covenant strength a rent free period will be available.

### Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

### Viewing and Further Information

Viewings strictly by appointment with the sole agent:

### Michael Perkins

Perkins Fox  
34 South Molton Street  
London  
W1K 5RG  
Tel: 020 7486 6550  
Email: [info@perkinsfox.com](mailto:info@perkinsfox.com)

On the instructions of



