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RETAIL PROPERTY



4b Meridian Leisure Park, Leicester LE19 1JZ

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

There is also the opportunity to extend the unit forward to create additional space.

Lease

The former McDonald's accommodation is available on a new lease from the landlord at a rental of £70,000pax

The landlords have indicated they will be willing to grant a lease for a term of up to 15 years with 5 yearly reviews.

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 £20,286 per annum
(Rate in £ 50.4 pence 2019/20) NB small businesses pay lower.
Interested parties are strongly advised to make their own enquiries.

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

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London
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On the instructions of







CGI of enlarged unit