

**MATHER
JAMIE**
01509 233433

**10 Burton Street
Leicester
Leics
LE1 1TE**

**TO LET
£165,000**



**Prominent Retail / Warehouse
Opportunity**

1,415 sq m (15,226 sq ft)

10 Burton Street, Leicester, Leics, LE1 1TE

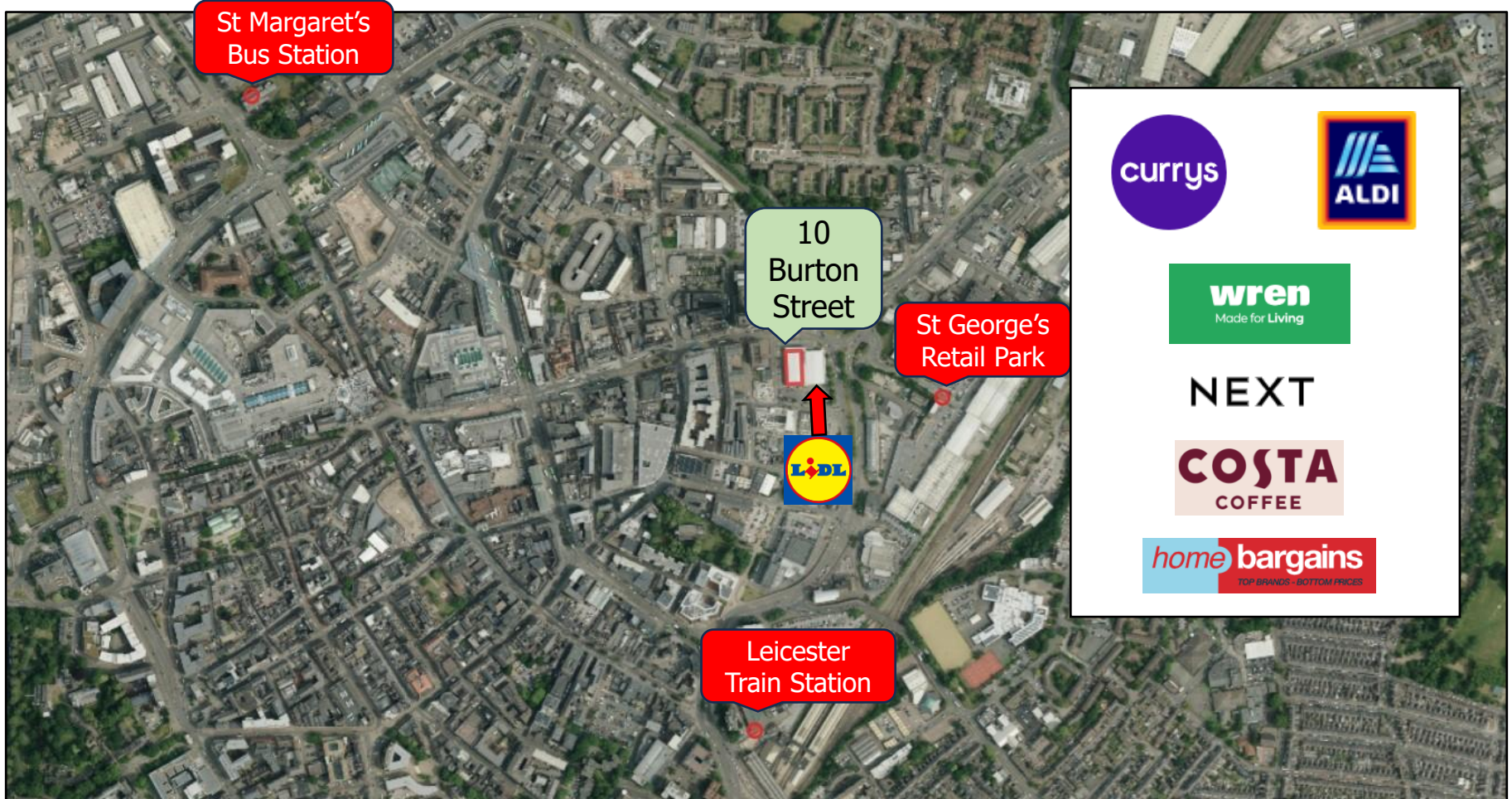
SUMMARY

- City centre location
- 15,226 sq ft of retail / warehouse accommodation
- Shared site with Lidl
- Fronting St George's Way roundabout on inner ring-road
- Walking distance to city centre, 0.3 miles to the north-east
- Good visibility and access
- Situated opposite St George's Retail Park which includes occupiers such as Currys, Aldi, Wren Kitchens, Next Outlet, Costa Coffee and Home Bargains
- Leicester City Centre has a population of over 300,000 residents (Source: Leicester City Council website) with the addition of 47,000 students (Source: University of Leicester website)



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SITUATION



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LOCATION

The property is situated in a prominent city centre location, shared with Lidl.

The property has frontage and access from Ann Street and Burton Street, benefiting from good connectivity via St George's Way roundabout which provides routes to the A47 and A594.

Leicester's main railway station and St Margaret's bus station are both within walking distance of the property, providing nationwide travel options including direct train services to London, Birmingham and Nottingham.

The nearby A6, A47 and M1 motorway provide excellent access to the road network while East Midlands Airport is approximately 20 miles distant.

The surrounding area comprises a diverse mixture of student accommodation, apartments, retail parks and offices.



what3words: ///luck.cloth.nights



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DESCRIPTION

The property comprises a retail / warehouse premises of steel portal frame construction, with a combination of cladding and glazing to the front elevation.

Internally the property provides:

- Large, open-plan retail sales area
- Automatic sliding door entrance
- Internal security roller shutters
- Laminate flooring
- Suspended ceiling tiles
- Heat / cool air conditioning
- Surface mounted lighting
- Rear stores with WCs
- 3-phase power supply
- First floor ancillary accommodation / storage

There is a large, shared car park with a customer maximum stay of 90 minutes.

RENT

£165,000 (one hundred and sixty five thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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ACCOMMODATION

Ground Floor		
Sales Area	1,088 sq m	(11,706 sq ft)
Rear Stores	169 sq m	(1,823 sq ft)
Total	1,257 sq m	(13,529 sq ft)
First Floor		
Ancillary	158 sq m	(1,697 sq ft)
Total GIA	1,415 sq m	(15,226 sq ft)

TENURE

The property is available by way of a new lease on terms to be agreed.

BUSINESS RATES

Local Authority: City of Leicester
Period: From 1 April 2026
Rateable Value: £85,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.



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ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 38 within Band B. The EPC is valid until 20 January 2031.

PLANNING

We understand the premises have planning consent under Class E (originally Class A1 retail) of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations