

2A Cank Street | Leicester | LE1 5GW

Retail premises in the heart of Leicester City Centre

Ground Floor Sales 6.97m²(75.02ft²)

- City centre pitch located within The Lanes Shopping District
- Ground floor kiosk sales and basement stores
- Nearby retailers include Subway, Five Guys and Savers
- Close proximity to Highcross Shopping Centre, Leicester Market and Silver Arcade
- Quoting rent £7,000 per annum



TO LET



Location



Gallery



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Location

The property is situated in Leicester City Centre, one of the largest cities in the East Midlands with a population of 515,000 and a catchment of 750,000 within a 12-mile radius.

The subject property is located on Cank Street linking Market Place with St Martins Shopping Centre, a popular F&B destination. The premises is a short walk from the main entrance of Highcross Shopping Centre, Gallowtree Gate and Leicester market. Cank Street hosts an array of independent retailers and cafés including Chloe's Gourmet, 8 Degrees Hair Design and Bryter Moon Deli.

The Property

The subject premises is a ground floor kiosk unit leading down to a basement with storage area/WC.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	6.97	75.02
Basement	6.16	66.30
Total	13.13	141.32

(These measurements are given for information purposes only.)





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Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:-

£7,000 per annum
(seven thousand pounds)

Planning

The property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £2,750

UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



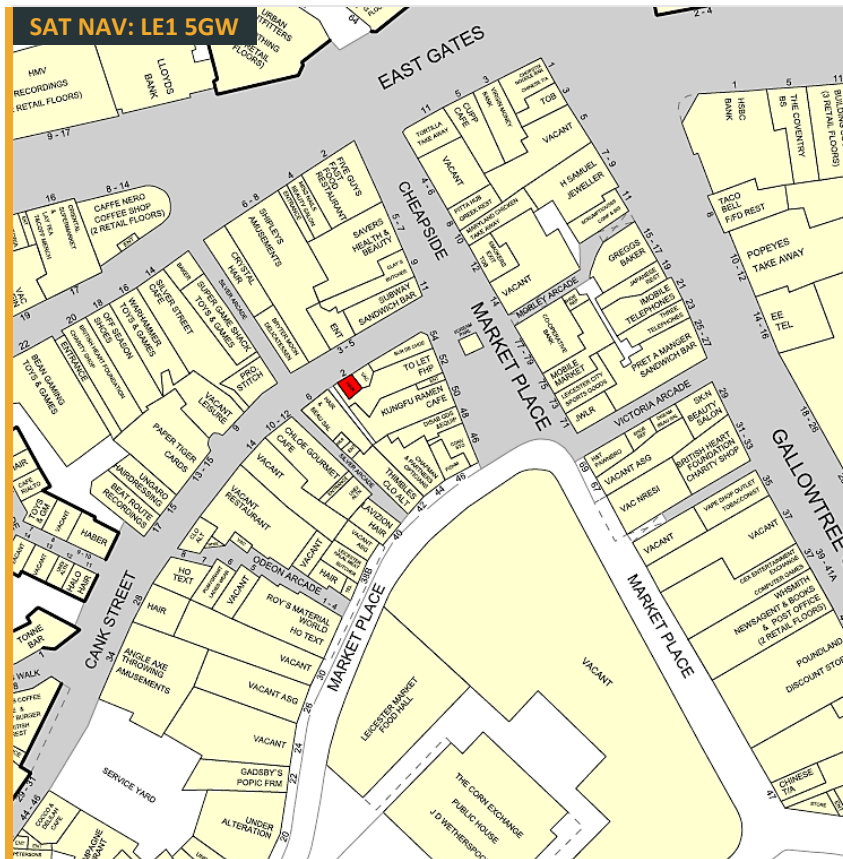
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VAT

VAT is not applicable.

Legal Costs

Each party will bear their own legal costs incurred.

EPC

E-113 - A copy of the Energy Performance Certificate is available upon request.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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16/06/2025

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.