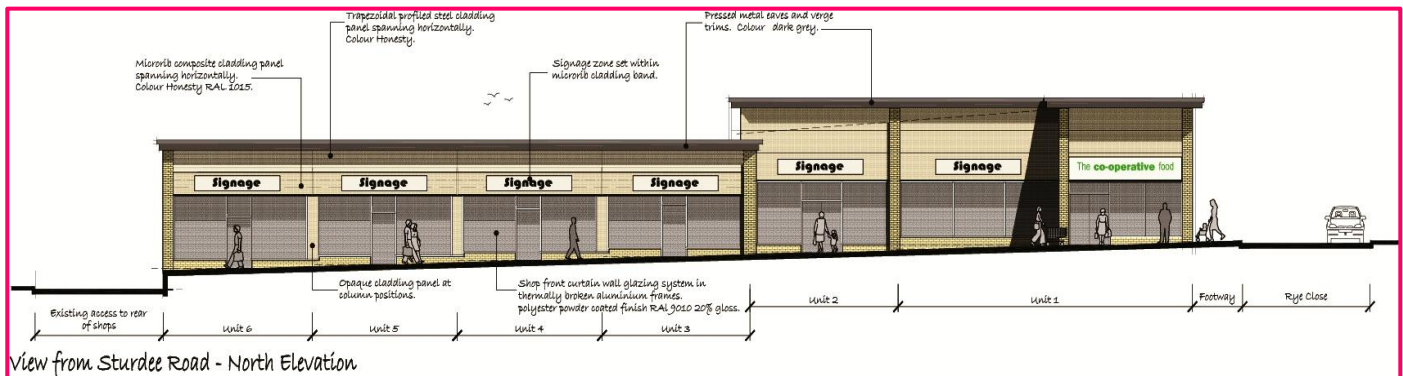


## LEICESTER – Sturdee Road, LE2 9DA New Neighbourhood Retail Parade



- New neighbourhood retail parade.
- Modern, contemporary development on busy estate road.
- Planning Consent Granted.
- Consent for a variety of uses to include A1, A2, A3 & A5.
- Convenience store pre-sold to Midlands Co-op.

### Location

The site is located at the junction of Sturdee Road and Rye Close within the densely populated Glen Parva and Eyres Monsell Estates approximately 3 miles to the south of Leicester City Centre.

The site forms part of a comprehensive scheme which will include the redevelopment of The Exchange shopping precinct to provide further housing accommodation immediately adjacent to the scheme.

Other facilities within the vicinity include The Hedges and The Pasley Road Medical Centres, The Eyres Monsell Primary School and the Eyres Monsell Youth & Community Centre.

There are bus stops immediately adjacent to the site

### Description

The development comprises a new neighbourhood retail parade which will include a Midlands Co-op convenience food store and 5 further units. 22 shared customer parking spaces will be available.

### Specification

The units will be constructed to a developer's shell specification with capped services available.

### Availability



It is envisaged that the units will be available for fit out in early 2013.

### Terms

The units are offered by way of new full repairing and insuring lease on the basis of a 15 year term.

### Accommodation

The Units will be configured in accordance with the layout plan attached and will have the following approximate Gross Internal Floor Areas:

UNIT	SQ FT	SQ M	STATUS
1	5,000	464.50	
2	1,250	116.13	UNDER OFFER
3	1,000	92.90	
4	1,000	92.90	UNDER OFFER
5	1,000	92.90	TO LET
6	915	85.00	TO LET
TOTAL	10,165	944.36	

### Planning

Planning consent for the redevelopment of the site along with The Exchange Shopping Centre to the rear was granted on 15 November 2010.

Permitted uses include A1, A2, A3 and A5 (although other uses may also be acceptable, subject to the necessary consents).

Full details of the consent granted can be seen on the Leicester City Council website at [www.leicester.gov.uk](http://www.leicester.gov.uk) – planning application no. 20101242.

### Rent

On application.

### Rates

The premises will be assessed for Business Rates upon completion.

### VAT

All figures are exclusive of VAT unless otherwise stated.

### Service Charged

A service charge will be payable to cover the costs of maintaining the common parts.

### Viewing/Information

The site is currently cleared ready for development and can be seen from the roadside.

For further information on the development and the availability of units please contact the joint sole letting agents:

#### Charles Trafford

Trafford Oliver

T: 0115 9598848

E: [charles.trafford@traffordoliver.co.uk](mailto:charles.trafford@traffordoliver.co.uk)

#### Or our joint agents:

#### Martin Herbert

LSH

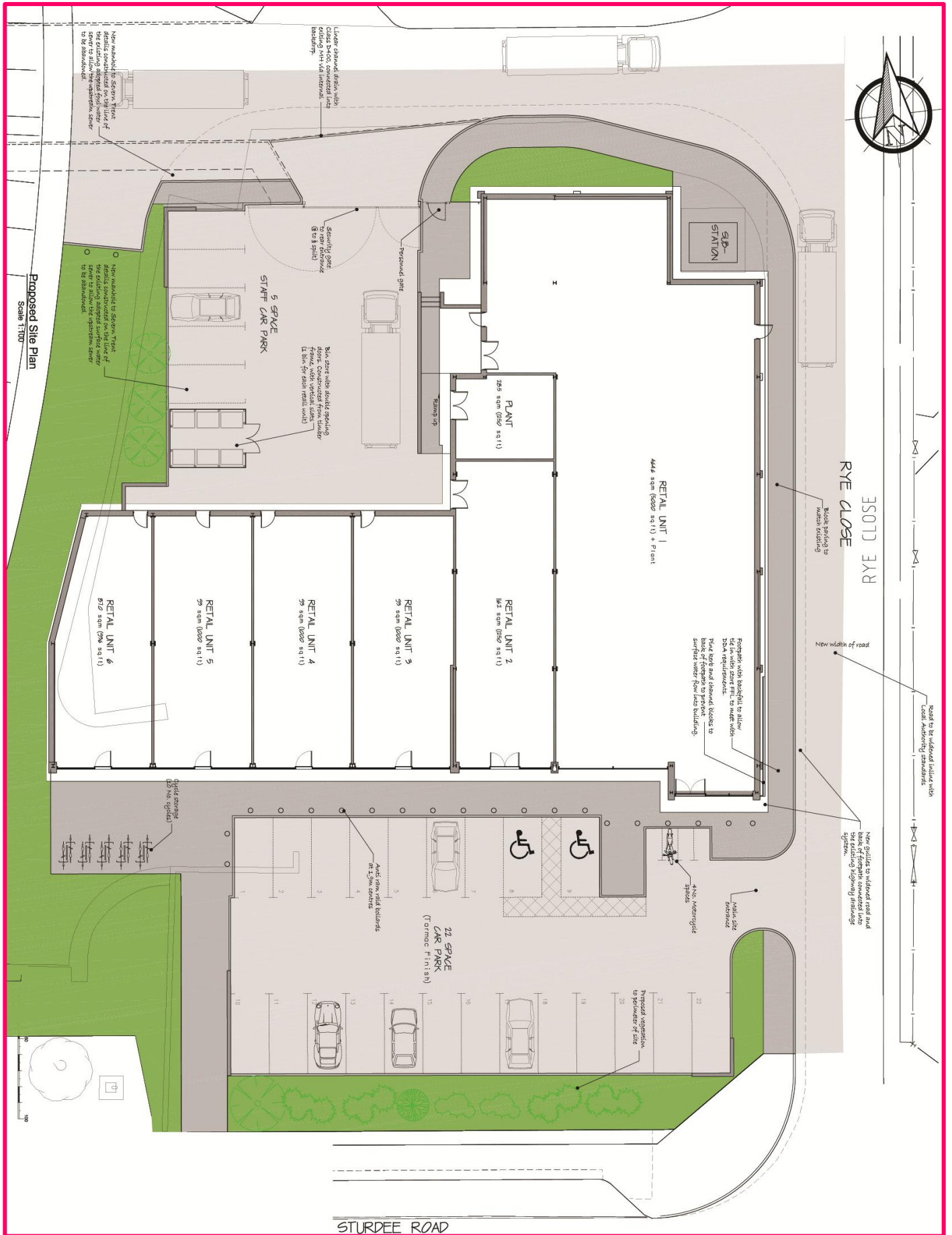
T: 0116 204 5973

E: [mherbert@lsh.co.uk](mailto:mherbert@lsh.co.uk)

### Date

Details updated July 2012.

**Sturdee Road, Leicester LE2 9DA**





## Sturdee Road, Leicester LE2 9DA



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