

To Let - Large Retail/Leisure Unit



Leicester

2 Charles Street, LE1 3JA

Ground Floor: 38,070 sq ft (3,536.9 sq m)

Rent Upon Application

Potential to Sub-Divide

Location & Description:

- Situated facing the Haymarket Bus Interchange and Haymarket Shopping centre and a 480 space multi-storey car park.
- Class E – suitable for retail / leisure / health & Fitness.
- Retailers close by include Primark, Matalan, B&M, Ryman, Holland & Barrett, Warren James, Caffè Nero and Card Factory.
- Potential to subdivide to suit requirements.

Demise:

Ground Floor 38,070 sq ft (3,536.9 sq m)

Rent:

Available upon request.

Lease:

A new FRI lease for a term of years to be agreed.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £178,000.

Date Prepared:

October 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Steve Henderson

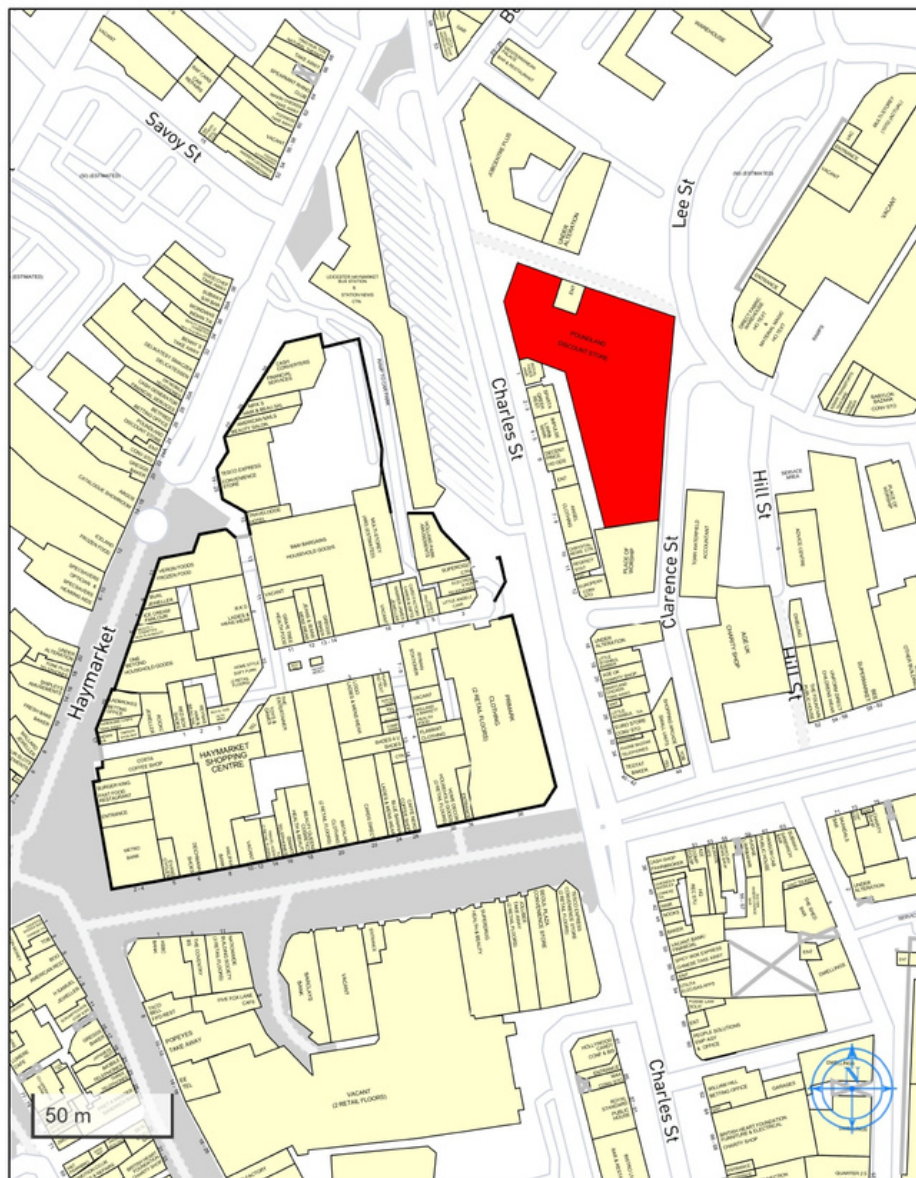
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Leicester (2 Charles Street Goad)

Modified: 14-Oct-25 09:12:50 / Surveyed: 03-Apr-25



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Experian Goad Plan Created: 14/10/2025
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