

To Let - Large Retail/Leisure Unit



Leicester

2 Charles Street, LE1 3JA

Ground Floor: 30,759 sq ft (2,857.6 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 30,759 sq ft (2,857.6 sq m)

First Floor 8,516 sq ft (791.2 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 2026) – £185,000.

Date Prepared:

Updated September 2026

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:

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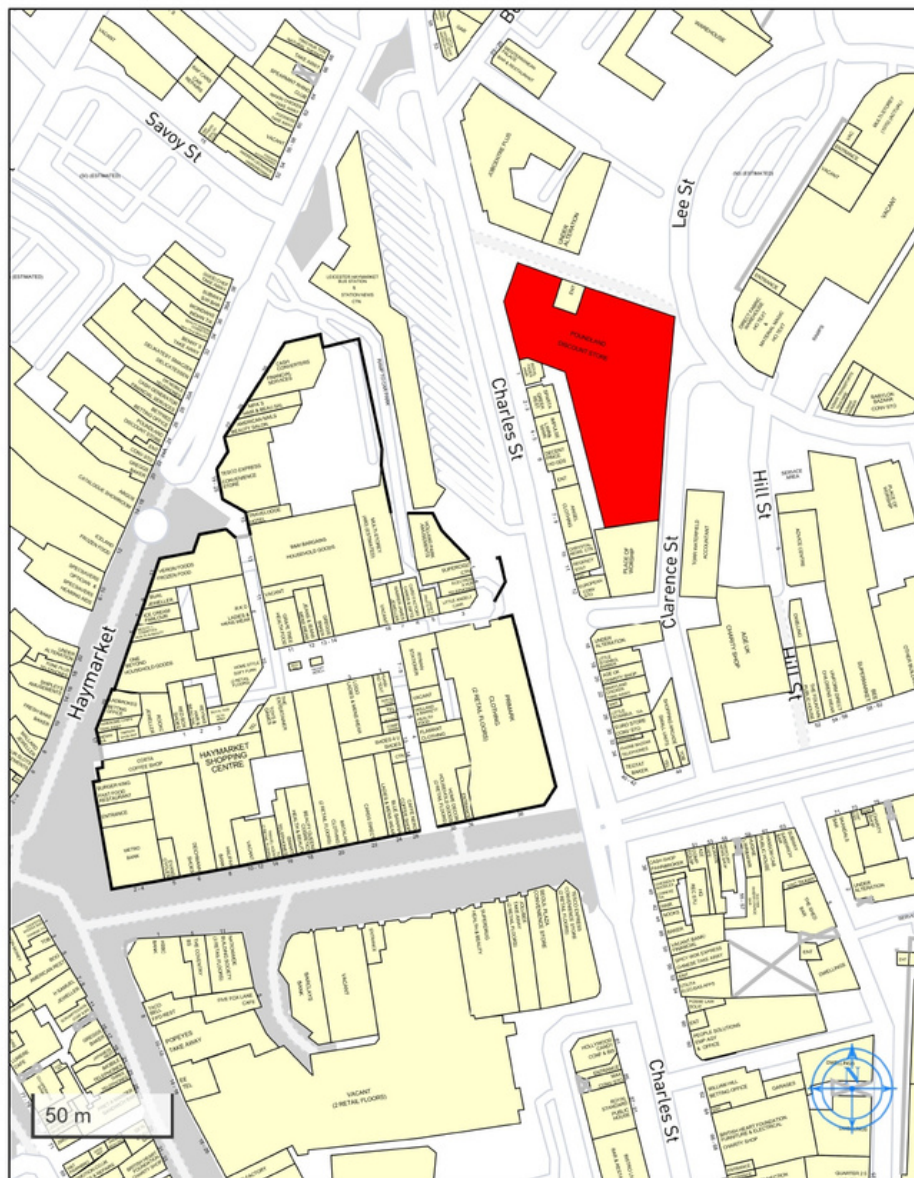
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Leicester (2 Charles Street Goad)

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