



## FREQUENTLY ASKED QUESTIONS

- **What works are proposed for the site? LCC will demolish and 14 & 16 Market Place and 12, 18, 20 – fit out works, what level of landscaping treatment to be done?**  
Façade works to 12/18/20 plus hard landscaping to frontage area. Rear car park to be left tidy & clean for future development. Hard landscaping to remainder of site to be agreed. Shell & core works only to units 12,18 and 20.
- **Proposed schedule of works:**  
Please see attached: (Appendix 1).
- **12 is standalone, 18 and 20 interlinked?**  
To confirm will 18 and 20 be interlinked. Yes, currently open plan retail spaces at ground & first floor level.
- **When will the demolition of Units 14 and 16 take place?**  
Forecast commencement Summer 2024.
- **When will the building in a shell and core will be handed over?**  
Forecast completion Christmas 2024.
- **What planning permission has already been granted on the site?**  
Please see the link below to planning application reference: 2020/2082.  
[Planning Register - Leicester City Council](#)
- **What works is the incoming tenant expected to undertake?**  
We expect the Tenant to carry out fit out works to the units at 12, 18 and 20 and to also carry out landscaping works above what the Council have specified with regards to the containers on the land.
- **What are we expecting the tenant to do on the land?**  
The tenant will have an option to create container/modular units/kiosk on the land in accordance with the planning guidance.
- **What are Council's expectations on the rental levels?**  
It is expected that any interested parties will submit a tender bid based on the full open market rent for the buildings and the land.
- **What lease terms and conditions are Council are expecting?**  
The incoming tenant will be expected to enter into a long lease with the Council on a full repairing and insuring basis paying market rent for the land and building. Please also refer to the draft Heads of Terms.
- **Legal and surveyors fees?**  
The tenant will be responsible for the payment of Leicester City Council's legal and surveyors' costs.