



RETAIL PROPERTY CONSULTANTS



# LEICESTER 107 GRANBY STREET, LEICESTER LE1 6FD

<p><b>LOCATION</b></p> <p>The property occupies a prominent corner location fronting Granby Street. Granby Street is the primary pedestrian and vehicular route from the City Centre to Leicester train station.</p> <p>Retailers within close proximity include Nandos, Oodles Chinese Takeaway, Chaiwala Café, Chickanos and Greggs Bakery</p> <p><b>DESCRIPTION</b></p> <p>The available property comprises an open plan ground floor drinking establishment with basement storage. The upper floors have planning consent to be redeveloped into residential dwellings.</p> <p>The property benefits from a premises license permitting the sale of alcohol until 12.30am from Sunday to Thursday and 1.00am from Friday to Saturday.</p>	<p><b>ACCOMMODATION (GIA)</b></p> <table border="0"> <thead> <tr> <th></th> <th>Sq M</th> <th>Sq Ft</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>484.50</td> <td>5,215</td> </tr> <tr> <td>Basement</td> <td>288.30</td> <td>3,102</td> </tr> </tbody> </table> <p><b>RENT</b></p> <p>Rent on application</p> <p><b>TERMS</b></p> <p>The property is available by way of a new lease for a term to be agreed.</p> <p><b>RATES</b></p> <table border="0"> <tr> <td>Rateable Value</td> <td>£115,000</td> </tr> </table> <p>Interested parties are advised to make their own enquiries with the Local Authority.</p> <p><b>PLANNING</b></p> <p>The premises currently benefit from A4 Use (drinking establishment). Alternative uses including A1 retail, A3 restaurant and D2 Leisure would also be considered subject to gaining the necessary planning consents.</p>		Sq M	Sq Ft	Ground Floor	484.50	5,215	Basement	288.30	3,102	Rateable Value	£115,000	<p><b>EPC</b></p> <p>An EPC has been commissioned and is available upon request.</p> <p><b>VIEWING</b></p> <p>Viewing strictly by prior appointment with the sole agents</p> <p><b>Martin Herbert</b> 0345 900 3907 / 07584 505546 martin.herbert@space-rpc.com</p> <p><b>Josh Porter</b> 0345 900 3912/ 07823 885242 josh.porter@space-rpc.com</p> <p>October 2019 <b>SUBJECT TO CONTRACT</b></p> <p>For more information on further properties: <a href="http://www.space-rpc.com">www.space-rpc.com</a></p>
	Sq M	Sq Ft											
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