

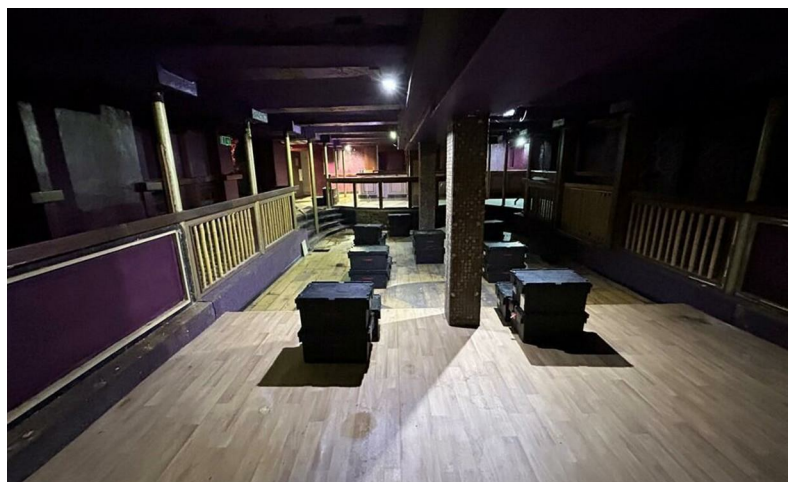
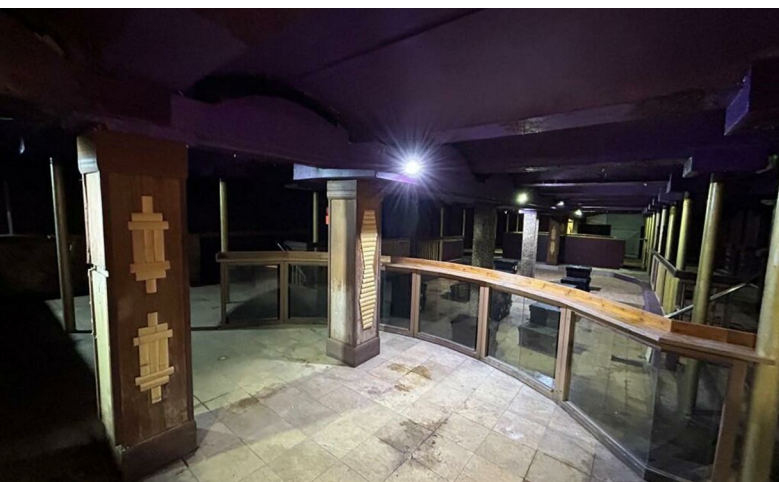


READINGS

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- Total GIA: 5,425 sq ft (504.02 sq m)
- Popular City Centre Location
- Close to all amenities
- Rent £30,000 per annum



£30,000 Per Annum

6 Market Place Approach, Leicester, LE1 5EH

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Readings Property Group are pleased to bring to market a former Nightclub premises in Leicester City Centre within close proximity to Leicester Town Hall Square and Highcross Shopping Centre. The property measures 5,425 sqft.

Location

The property enjoys a prominent position, fronting both Horsefair Street and Market Place, and is easily accessible on foot from Gallowtree Gate and Granby Street. It sits next to the well-known Leicester Market to the north and the Town Hall to the south. Leicester's wide range of retail and leisure amenities are all just a short walk away, with the Highcross and Haymarket shopping centres located less than half a mile from the site. Leicester Railway Station is also within easy walking distance via Granby Street.

Description

The property comprises a basement nightclub accessed via an internal staircase, leading to a large open-plan bar and club area, complete with male and female WC facilities and additional entertainment space. The staircase also provides access to a separate, self-contained studio unit, suitable for a range of uses.

The premises require refurbishment, and the landlord welcomes all enquiries.

Terms & Rental

The premises are available by way of a new lease for a term of years to be agreed at a Rental of £30,000 per annum.

Accommodation

Nightclub 390.7 sqm (4,206 sqft)
Studio 113.2 sqm (1,219 sqft)

Total 504 sqm (5,425 sqft)

Rating

Rateable value £17,500
Rates payable 2026/27: TBC

Prospective purchasers are required to confirm rates payable with the local authority and make their own enquiries regarding small business rates relief.

Energy Performance

EPC available upon request.

Planning

The property has an authorised use as a nightclub within the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Services

We understand all mains services are connected to the property, except for gas.

Legal Costs

Each party is to bear their own legal costs incurred.

Application & Referencing

All applications will be subject to the relevant checks.

Viewings

Strictly by appointment with Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar) (0116) 2227575 or Joint Agents Innes England (Dillhan Sharma) (0116) 255 5455

Agents Notes

CONSUMER PROTECTION LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.