



# READINGS

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## £18,000 Per Annum

74 Granby Street, Leicester, Leicestershire, LE1 1DJ

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Readings Property Group are pleased to bring to market a rare opportunity to occupy a premises fitted out to a high specification as a hot food outlet. We have been instructed by the existing tenant to let the premises on the basis of the existing lease terms. The lease commenced on 20 December 2020 for a term of 10 years.

The prominent period building has accommodation over 4 floors plus basement on a busy thoroughfare leading from the railway station towards the city centre.

## Location

The property is situated on Granby Street which is the main thoroughfare between Leicester Railway Station and the Highcross Shopping Centre. The area accommodates a mix of occupiers such as hot food outlets, estate agencies, café's, bars etc.

## Terms & Rental (Assignment)

The current tenant intends to assign their lease which commenced on 20 December 2020 for a term of 10 years.

Current Rental: £18,000 per annum

## Accommodation

The ground floor has been fully fitted to accommodate a modern hot food outlet. We understand the fitting will remain.

Ground Floor Hot Food Area Inc WC  
47.2 sqm (approx 509 sqft)

First Floor  
22.66 sqm (approx 244 sqft)

Second Floor  
31.7 sqm (approx 342 sqft)

Third Floor  
25.3 sqm (approx 273 sqft)

Basement  
18.2 sqm (approx 196 sqft)

## Planning

Planning permission was granted in December 2020 for a change of use from A1 (Retail) to A3/A5 (Restaurant/Takeaway). This included the installation of a shopfront and ventilation flue to the rear.

We would advise all interested parties to make their own enquiries and not solely rely on information we have provide

## Rating Assessment

Rateable value is:

Basement & Ground Floor: £11,750

1st, 2nd & 3rd Floors: £3,500

Rates payable 2022/23

Basement & Ground Floor; £5,863.25

1st, 2nd & 3rd Floor: £1,746.50

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

## Energy Performance

EPC Rating - D

## VAT

We understand VAT is not applicable.

## Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs for the preparation of the lease.

## Services

Mains water, electric & gas are available.

## Application & Referencing

All prospective tenant will be subject to referencing.

## Viewing

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar). (0116) 2227575

## Agent 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.

