

**Lot 24, 26 Belvoir Street, Leicester,**  
**Leicestershire LE1 6QH**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Freehold Restaurant and Residential Ground Rent Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 24, 26 Belvoir Street, Leicester, Leicestershire LE1 6QH

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

## Property Information

### Freehold Restaurant and Residential Ground Rent Investment

- Ground floor and basement let to restaurant trading as Time To Delhi
- New 10 year lease from July 2023 (subject to option)
- Approximately 4,535 sq ft
- Prominent City Centre corner location, close to Leicester Rail Station and De Montfort University
- Nearby occupiers include Marks & Spencer, Tesco Express, San Carlo, Nando's, Bistrot Pierre, Caffè Nero, Pret A Manger, Revolution Bar, Walkabout, Boots the Chemist, Superdrug and several restaurants and bars, as well as The Curve Theatre

**Lot**  
24

**Auction**  
9th July 2024

**Rent**  
£40,000 per Annum Exclusive

**Status**  
Available

**Sector**  
Restaurant

**Auction Venue**  
Live Streamed Auction

On Behalf of Receivers

### Location

**Miles** 21 miles south of Nottingham, 31 miles north-east of-Birmingham

**Roads** A6, A47, A563, M1 (Junction 21)

**Rail** Leicester Railway Station

**Air** East Midlands Airport

### Situation

The property is prominently situated in a corner position on the south side of Belvoir Street, at its junction with Stamford Street, in the heart of the City Centre. The property benefits from being approximately 500 metres from Leicester Railway Station and close to De Montfort University. Nearby occupiers include Marks & Spencer, Tesco Express, San Carlo, Nando's, Bistrot Pierre, Caffè Nero, Pret A Manger, Revolution Bar, Walkabout, Boots the Chemist, Superdrug and several restaurants and bars, as well as The Curve Theatre.

### Tenure

Freehold.

### EPC

Band B

### Description

The property comprises a substantial restaurant arranged on the ground floor and basement. The property also comprises residential accommodation arranged on part ground, part basement, first & second floors, let on a long lease.

### VAT

VAT is applicable to this lot.

### Note

This property is being marketed for sale on behalf of Receivers and therefore no warranties, representations or guarantees are given or will be given by the Receivers or the Auctioneers in respect of the information in these particulars or any matter relating to the property, including VAT. Any information provided is provided without liability on the part of the Receivers and Auctioneers for any reliance placed on it. The Receivers are acting without personal liability and are not bound to accept the highest or any offer.

### Completion Period

Six Week Completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 24, 26 Belvoir Street, Leicester, Leicestershire LE1 6QH

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Restaurant Ancillary	287.40 133.90	(3,094) (1,441)	MY DELHI STREETERY LIMITED (t/a Time To Delhi) (2)	10 years from 24/07/2023 (3)	£40,000	24/07/2028
Part Basement Part Ground First Second	Residential	-	-	BELVOIR STUDIOS LLP	999 years from 25/12/2000	Peppercorn	-
<b>Total Commercial Area</b>		<b>421.30</b>	<b>(4,535)</b>			<b>£40,000</b>	

(1) Areas provided by VOA ([www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates))

(2) Time To Delhi are a vibrant and eclectic Indian street food restaurant that also trade from two other stores in Newcastle and Sunderland. They won the award for 'Best Street Food Restaurant' of the year at the National Curry Awards 2023 ([www.mydelhistreetfood.com](http://www.mydelhistreetfood.com)).

(3) The lease is subject to a tenant option to determine on 24/07/2028. A rent deposit of £20,000 is held by the vendor.

**Lot 24, 26 Belvoir Street, Leicester,**  
**Leicestershire LE1 6QH**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



# Lot 24, 26 Belvoir Street, Leicester, Leicestershire LE1 6QH

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Freehold Restaurant and Residential Ground Rent Investment

[www.acutus.co.uk](http://www.acutus.co.uk)

# Lot 24, 26 Belvoir Street, Leicester, Leicestershire LE1 6QH

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Freehold Restaurant and Residential Ground Rent Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 24, 26 Belvoir Street, Leicester, Leicestershire LE1 6QH

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Freehold Restaurant and Residential Ground Rent Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 24, 26 Belvoir Street, Leicester, Leicestershire LE1 6QH

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Henry John**  
+44 (0)20 7034 4860  
+44 (0)7876 884 320  
[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

**DWF Law LLP**  
One Snow Hill, Queensway  
Birmingham  
United Kingdom  
B4 6GA

**Richard Holmes**  
0333 320 2220  
[richard.holmes@dwf.law](mailto:richard.holmes@dwf.law)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
2024