

lot 57

113/133 Granby Street Leicester, Leicestershire LE1 6FD

Rent
£26,400
per annum
exclusive
with 5 retail
units and
offices to
be let

Substantial Freehold Retail and Office Investment

- Comprises 4 separate buildings including 7 retail units
- Substantial retail and office accommodation approximately 2,790.19 sq m (30,022 sq ft)
- Active management opportunity
- Potential redevelopment opportunity for residential and student accommodation or hotel (subject to consents)
- Important University city with De Montfort University and University of Leicester



On the instructions of
Administrators



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Location

Miles: 35 miles north east of Birmingham
 23 miles south of Nottingham
 20 miles north-east of Coventry

Roads: M1, M69, A6, A50, A47

Rail: Leicester Rail

Air: Nottingham East Midlands Airport

Situation

The university city of Leicester has a catchment population of approximately 460,000 and is a major regional commercial and retail centre. The property is situated on the southern side of Granby Street, some 150 metres from Leicester Rail Station. Nearby occupiers include Ramada Jarvis Hotel, Premier, Connells and Nando's. The important University of Leicester and De Montfort University are both close by.

Description

The property, a substantial parade of 4 separate self-contained buildings, comprises a total of 7 retail units and 5 upper floors of office accommodation above 4 of the retail units. Three of the retail units benefit from ancillary accommodation on the upper floors. The property benefits from car parking at the rear, which is accessed from Dover Street.

Tenure

Freehold.

Note

This property is being marketed on behalf of the Administrators and therefore no warranties, representations or guarantees in any respect, including in relation to VAT, can be given. The Administrators are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x. (Reversions)	
113 Granby Street	Ground First	Retail Retail	32.93 sq m 25.78 sq m	(354 sq ft) (277 sq ft)	NAJIB ELKHAYATY (t/a L'Espresso)	On licence for 1 year from 12/01/2011 (i)	£6,000
Units 115 - 121 Granby Street	Ground First Second Third	Retail Office Office Office	124.46 sq m 108.71 sq m 20.75 sq m 49.16 sq m 48.58 sq m	(1,339 sq ft) (1,170 sq ft) (223 sq ft) (529 sq ft) (522 sq ft)	VACANT POSSESSION		
123 Granby Street	Basement Ground First Second Third	Ancillary Retail Office Office Office	63.00 sq m 186.28 sq m 87.11 sq m 87.11 sq m 87.11 sq m	(678 sq ft) (2,005 sq ft) (937 sq ft) (937 sq ft) (937 sq ft)	VACANT POSSESSION		
International House - 127/133 Granby Street	First Second Third Fourth Fifth	Office Office Office Office Office	509.40 sq m 220.26 sq m 220.26 sq m 220.26 sq m 220.26 sq m	(5,483 sq ft) (2,370 sq ft) (2,370 sq ft) (2,370 sq ft) (2,370 sq ft)	VACANT POSSESSION		
127 Granby Street	Ground	Retail	123.81 sq m	(1,332 sq ft)	VACANT POSSESSION		
129 Granby Street	Ground	Retail	123.81 sq m	(1,332 sq ft)	VACANT POSSESSION		
131 Granby Street	Ground	Retail	108.59 sq m	(1,168 sq ft)	VACANT POSSESSION		
133 Granby Street	Ground	Retail	122.56 sq m	(1,319 sq ft)	VINECOMB INVESTMENTS LTD (t/a Big & Tall)	25 years from 12/04/1988	£20,400 (11/04/2013)
Totals			2,790.19 sq m (30,022 sq ft)				£26,400

(i) The licensor and tenant have a rolling option to determine the licence with three months' notice.

For further details please contact:

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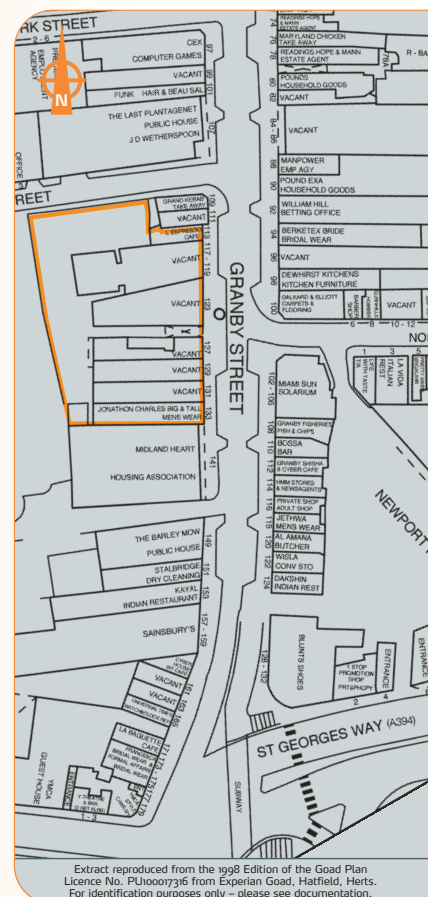
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CAPITA SYMONDS

Solicitors:

Eversheds

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