

lot 28

Liquid and Envy Nightclub, 97 Church Gate Leicester, Leicestershire LE1 3AN

Rent
£150,000
per annum
exclusive

Freehold Nightclub/Office Investment

- Nightclub let until 2026 (with guarantee from The Luminar Group Limited) (t/a Liquid & Envy Nightclub)
- City Centre Location next to the main St Margaret's Bus Station
- Approximately 3,053.59 sq m (32,869 sq ft)
- Six Week Completion



On behalf of Joint
LPA Receivers



Location

Miles: 10 miles south of Loughborough
27 miles south of Nottingham
32 miles south-east of Derby
Roads: A46, A47, M1 (Junction 21)
Rail: Leicester Railway Station (69 minutes to London St Pancras International)
Air: East Midlands Airport

Situation

The property is situated in a prominent corner location on the eastern side of Church Gate at its junction with Gravel Street and Burleys Way (A594) just north of the city centre. St Margaret's Bus Station, Leicester's primary bus station, is located adjacent to the property, with Highcross Shopping Centre housing retailers such as House of Fraser, John Lewis and Debenhams less than 200 metres to the south-west.

Description

The property comprises three interconnecting buildings offering a nightclub over ground and part first floors and self-contained offices over part first and second floors. The property benefits from a yard area to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Nightclub	1,984.36 sq m (21,360 sq ft)	RANIMUL 6 LIMITED guaranteed until 2015 by The Luminar Group Limited (1) (t/a Liquid & Envy Nightclub) (2)	25 years from 24/06/2001 until 23/06/2026 on a full repairing and insuring lease	£150,000	2017 and 2022
Mezzanine and First	Nightclub/ Ancillary	483.67 sq m (5,206 sq ft)				
First	Office	268.02 sq m (2,885 sq ft)	VACANT POSSESSION			
Second	Office	317.54 sq m (3,418 sq ft)				
Totals		3,053.59 sq m (32,869 sq ft)			£150,000	

- (1) Luminar entertainment trades 53 of the largest nightclubs in the UK and have the largest square footage of nightclub capacity in the country. The venues are divided into various brands, of which the main ones are Oceana, Liquid and Lava & Ignite. (Source: www.luminar.co.uk 10/06/2013)
- (2) Liquid & Envy Nightclubs operate 18 venues across the UK. Since its launch in 2006, Liquid & Envy Leicester has cemented its status as being one of the best nightclubs in town. (Source: www.liquidclubs.com 10/06/2013)

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