

**TO LET / MAY SELL (LONG LEASE) – OFFERS INVITED**  
**THE COUNTING HOUSE, 40 ALMOND ROAD, FREEMANS**  
**LEISURE PARK, LEICESTER, LEICESTERSHIRE, LE2 7LH**



- Large Grade II listed detached property located on Freemans Leisure Park in Leicester
- Nearby occupiers include McDonald's (drive thru), Mecca Bingo, ODEON Luxe Cinema, The Local Hero Pub, Nando's and Morrison's superstore with PFS
- Within close walking distance of Leicester City Football Club and Leicester Tigers Rugby Club
- The property's total GIA is around 7,753 sq ft and it sits on a plot size amounting to circa 0.38 of an acre
- Rental offers on part (subject to subdivision) or whole will be considered
- Alternate use potential, subject to obtaining the necessary consents

## Location

Leicester is a city in the East Midlands with a population of around 374,000 residents and is located around 38 miles north east of Birmingham and 25 miles south of Nottingham. The city benefits from strong road links being at the confluence of the M1/M69 motorways and the A6/A46 trunk routes. There is a large student population in the city with more than 40,000 students enrolled at the city's two universities, the University of Leicester and De Montfort University.

The Counting House is situated on Freemans Leisure Park and is just off Almond Road (A594) which has a daily traffic flow of around 15,000 vehicles. It is located approximately 1 mile south of the city centre and the property is surrounded by a mix of leisure, retail and industrial uses. Nearby occupiers include McDonald's, Mecca Bingo, Leicester College Freeman's Park Campus, ODEON Luxe Cinema, The Local Hero, Nando's and Morrison's superstore (with PFS). Leicester City Football Club, Leicester Tigers Rugby Club and Leicestershire County Cricket Club are all located a short walk away.

## Property Description

The Counting House is a large single storey Grade II listed detached property of brick construction beneath various pitched and hipped roofs with a tall clock tower.

## Accommodation

The ground floor comprises of an open plan trading area which can accommodate around 60 covers plus a large bar servery. There is a further seating area for around 50 covers located in the middle of the building which benefits from a glazed frontage.

Ancillary areas include customer WC's (including disabled), catering kitchen with a dumb waiter (to the basement) and a large basement cellar with an office, staff room, staff WC's, boiler room, large beer store and various storage areas.

The private accommodation is located at ground floor level and comprises of two bedrooms, lounge, domestic kitchen, office and a bathroom.

Externally, there is car parking at the rear of the site for around 8 vehicles, bin storage and a large outside seating area at the front of the pub which can accommodate circa 15 picnic benches. The property's long lease has rights for the tenant and their customers to use car parking on the Landlord's Development. Further details are available on request.

The property's total Gross Internal Area is around 7,753 sq ft and it sits on a plot size amounting to circa 0.38 of an acre.

## Tenure

Leasehold. The premises are available by way of a new free of tie lease, subject to terms to be agreed. Rental offers are invited and incentives may be available subject to status.

Rental offers on part (subject to subdivision) or whole will be considered.

Details of the long leasehold interest are as follows: The property is held under Title Number LT285916 and the

Leasehold Title Plan is included on page 5. The site is let for a term of 199 years from 01/01/1996, expiring on 31/12/2195 – (there is around 170 years unexpired). The rent is a peppercorn if demanded and there is a service charge payable of around £4,000 per annum. Further details of the long lease will be made available on request.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is Grade II listed. It is not located within a conservation area. For further information please contact the local authority.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:  
Sunday to Wednesday 8:00 am to 1:00 am  
Thursday to Saturday 8:00 am to 3:00 am

## Fixtures & Fittings

No fixtures and fittings will be included in the sale or letting unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £52,500 with effect from 1st April 2023. The domestic accommodation is within Band A for Council Tax purposes.

## VAT

VAT is applicable.

## EPC

An EPC is not required due to the listing status.

## Virtual Tour

<https://my.matterport.com/show/?m=S44JhobzdFV&help=1&gt=1&ts=1>

## Viewings

The site is currently closed. All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



Contact: Jack Sinclair  
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Contact: Richard Tole  
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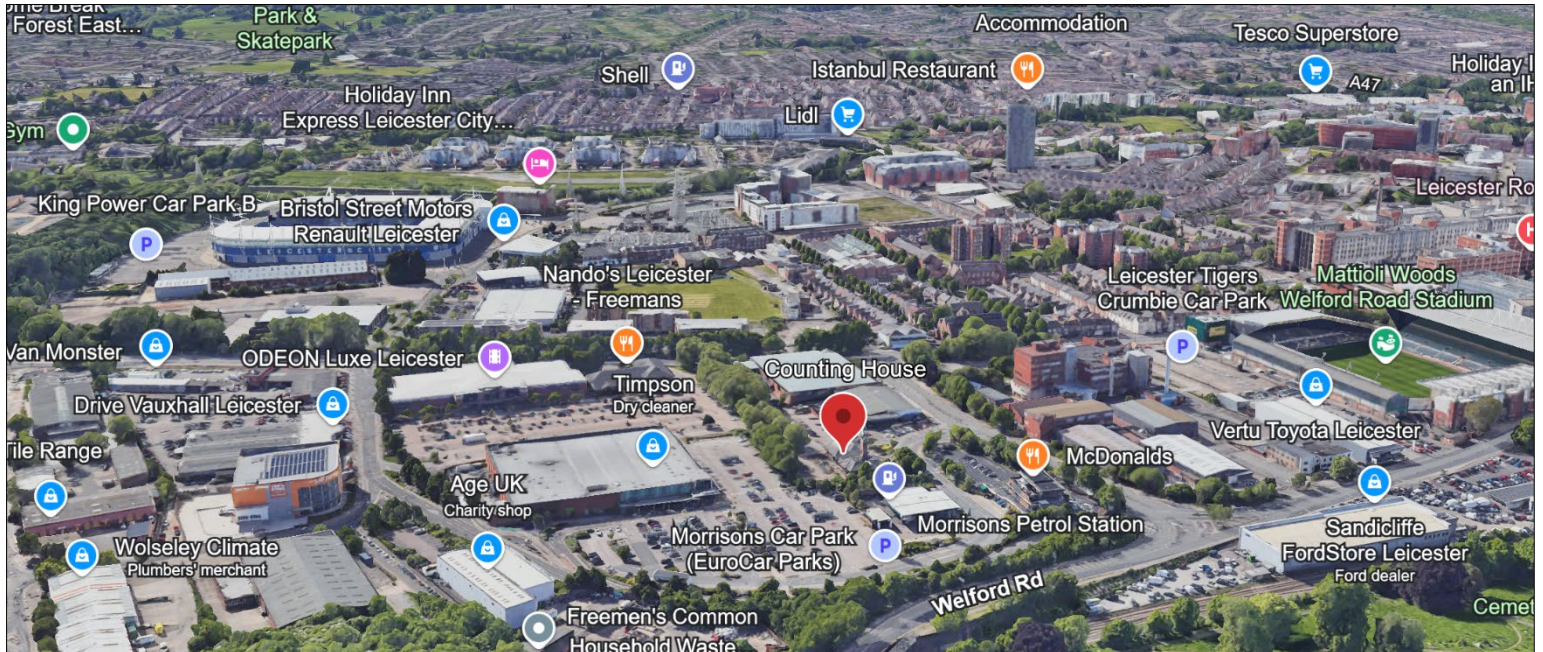






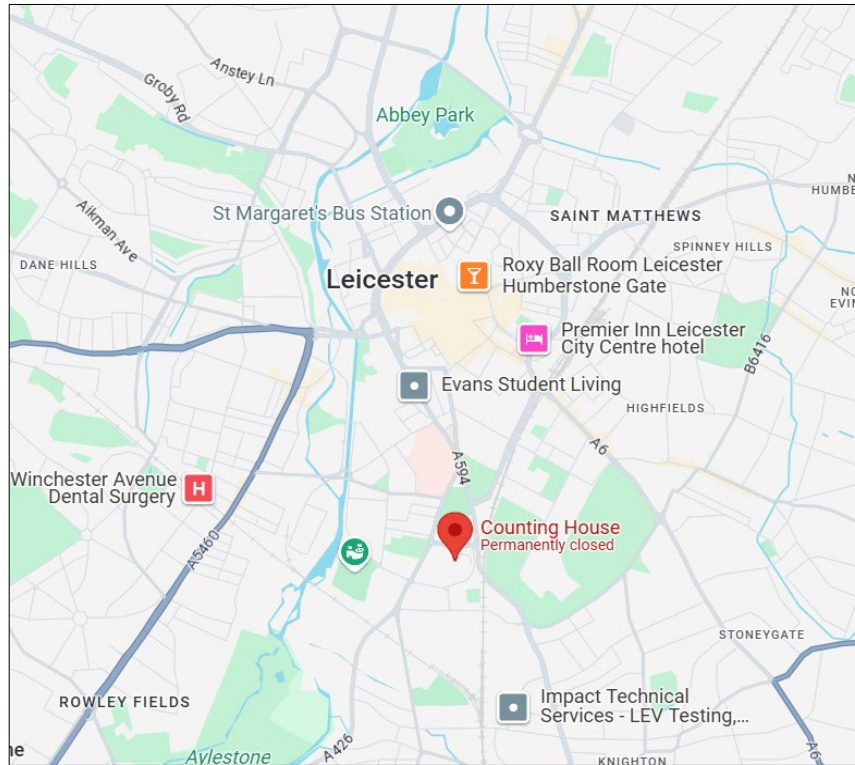


**Aerial View of the Site**

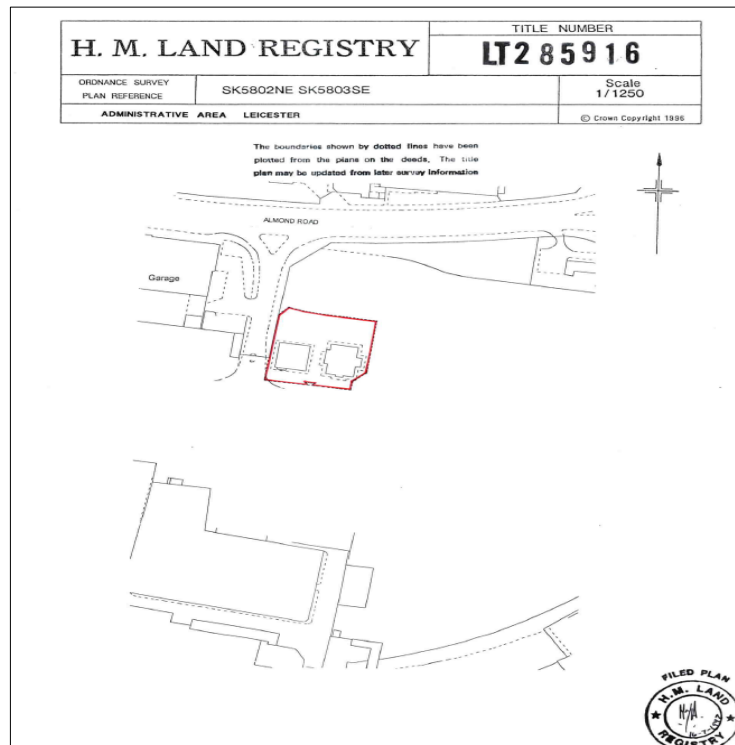




**Location Plan**

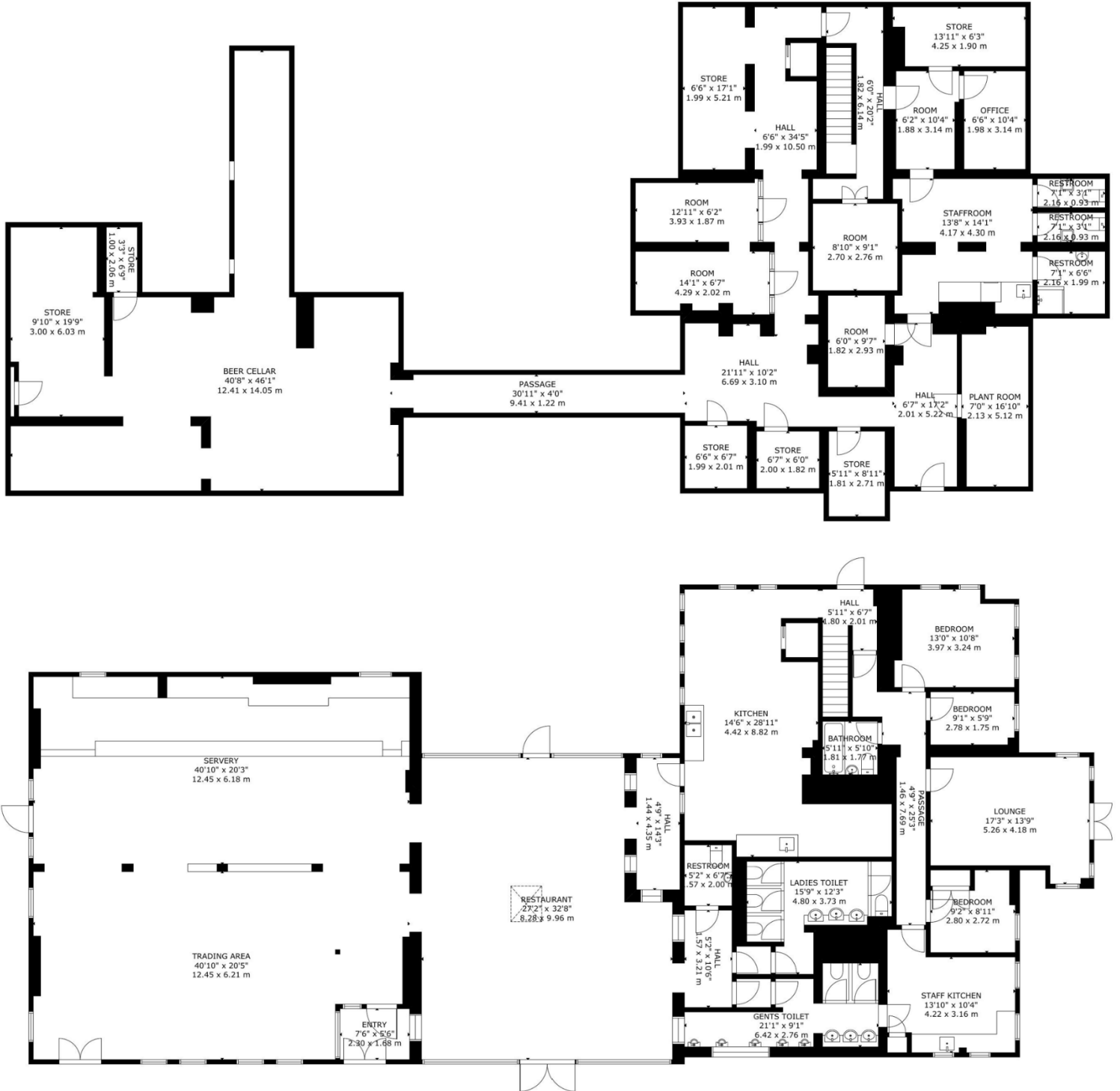


**Leasehold Title Plan**



**Important notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.



## Our Services & Offices

