

## TO LET – RENTAL OFFERS INVITED

### LOCKER ROOM, BELVOIR STREET, LEICESTER, LE1 6SL



- Prominently located licensed premises fronting Belvoir Street in Leicester city centre
- Nearby operators include Las Iguanas, Walkabout, Fat Cats, Nando's and San Carlo
- Total GIA of c.13,514 square feet
- Available by way of new sublease at terms to be agreed
- Likely to be of interest to local and regional public house, bar and restaurant operators
- Virtual tour: <https://my.matterport.com/show/?m=PnbyHezAMxx&help=1&gt=1&ts=1>

## Location

Leicester is a city in the East Midlands, situated circa 20 miles north east of Nuneaton and 13 miles south east of Loughborough, with a population of approximately 464,400 people.

The property is prominently located on Belvoir Street in Leicester city centre. Nearby operators include Las Iguanas, Walkabout, Fats Cats, Nando's and San Carlo.

## Property Description

The property is a brick-built five storey building which sits beneath a single flat roof.

The licensed area available to lease covers the ground floor, first floor and basement.

## Accommodation

The ground floor trading area comprises an interlinking bar/lounge which revolves around a large single servery; this area is currently arranged as a sports bar and is suitable for informal drinking and dining for circa 90 covers with a mixture of bar table and booth seating. The trading areas continue towards the first floor which provides a selection of gaming apparatus with dedicated secondary bar space in addition to a separate function room.

Ancillary trade areas comprise customer WC's on both first floor and basement level, commercial kitchen, office, cellarage and a number of associated storage areas.

Ground Floor: 4,514 square feet

First Floor: 5,332 square feet

Basement: 5,516 square feet

## Tenure

The premises are available by way of a new sublease at a rent and terms to be agreed, subject to landlords consent. The premises are held on a leasehold basis with an unexpired term of approximately 7.5 years. Further details are available to seriously interested parties upon request.

## Service Charge

There will be a service charge which covers the insurance of the building.

## Fixtures & Fittings

The fixtures and fittings in the premises are available by way of a separate negotiation.

## 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.

## Business Rates

The property is assessed as a 'Public house and premises' and the Rateable Value is £19,000 with effect from 1<sup>st</sup> April 2026.

## VAT

VAT will be applicable on the letting of this property.

## EPC

This property currently has an EPC rating of D. A copy is available upon request.

## Virtual Tour

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

## Viewings

Viewings are strictly by appointment only.

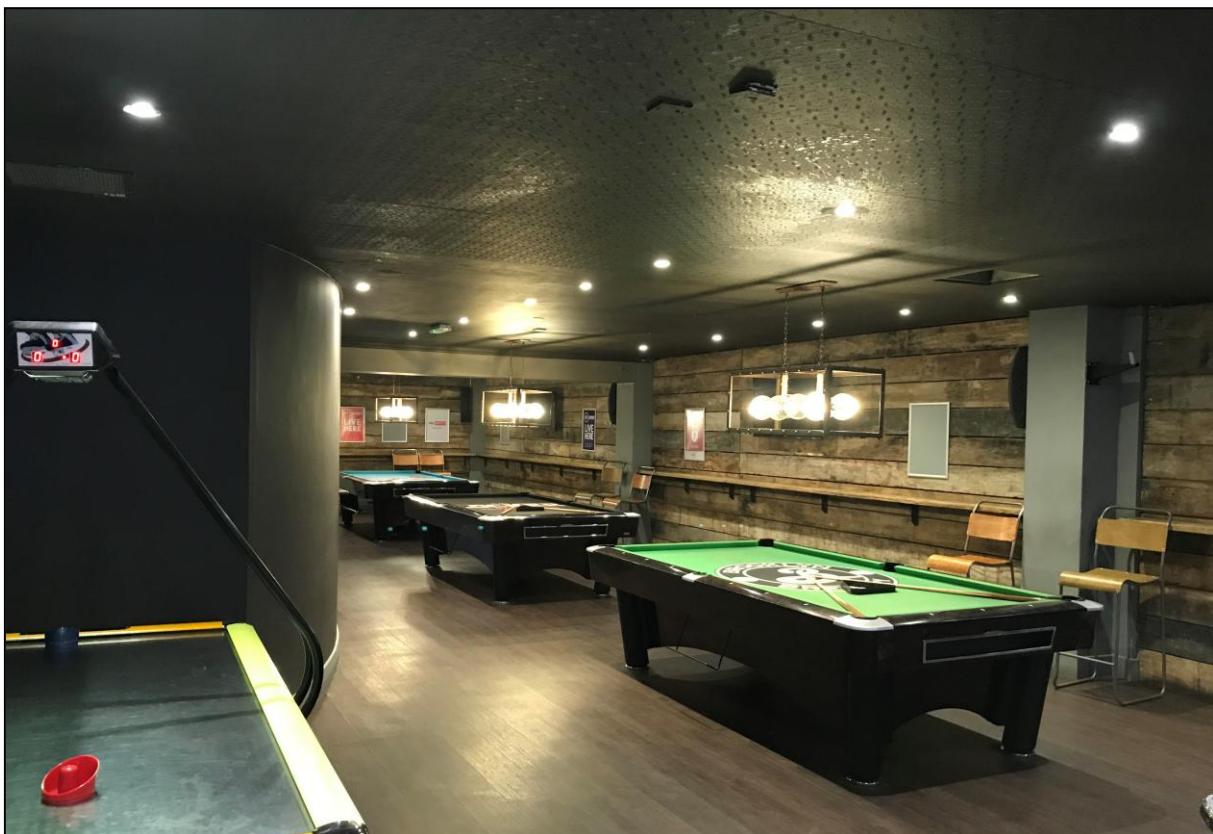
## Anti Money Laundering

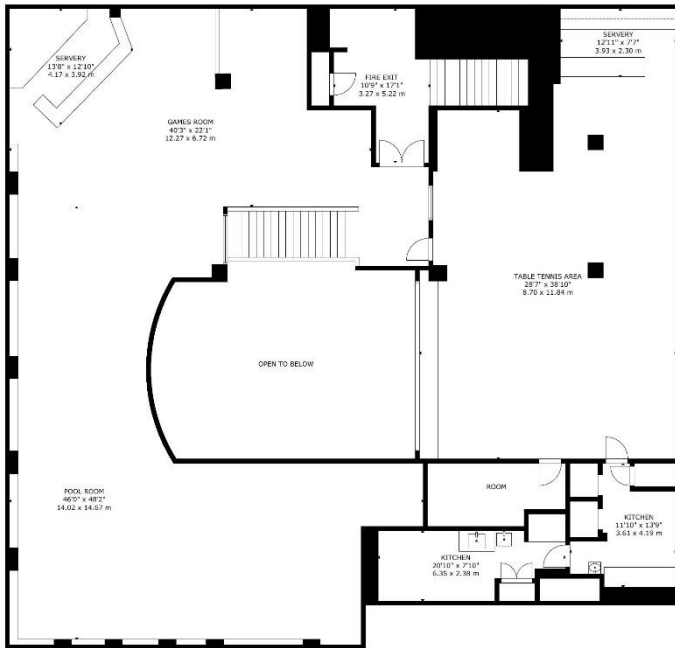
The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries

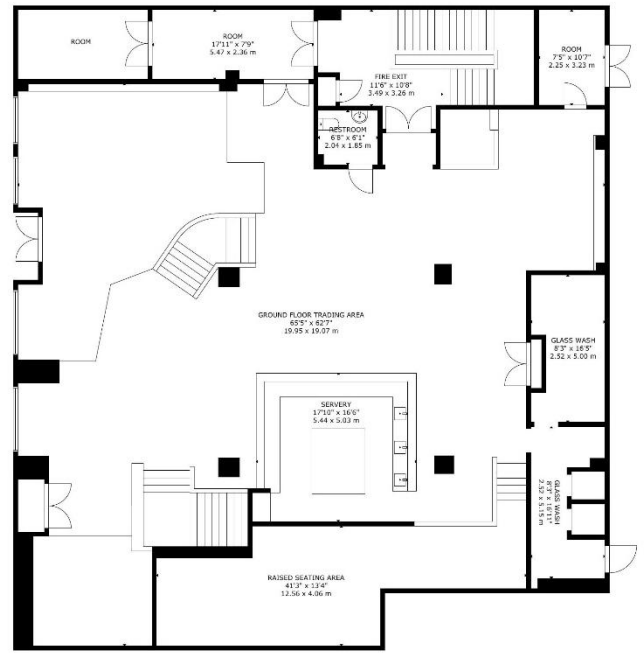


George Walker  
07359 213606  
george@wtscommercial.co.uk

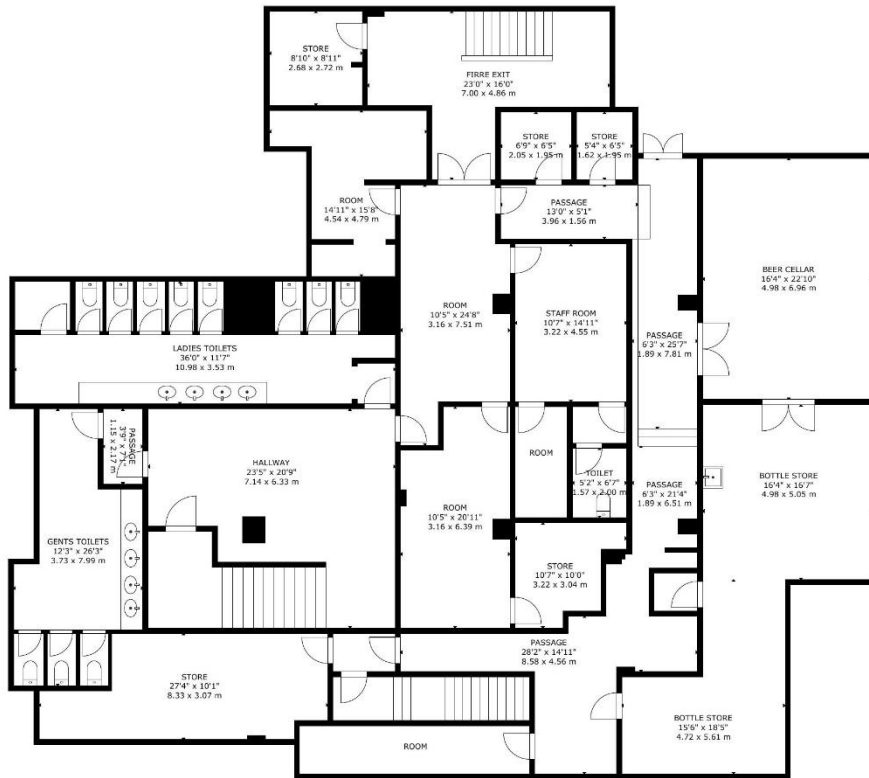




GROSS INTERNAL AREA  
 TOTAL 1,255 m<sup>2</sup>/13,514 sq ft  
 BASEMENT: 426 m<sup>2</sup>/4,588 sq ft, GROUND FLOOR: 413 m<sup>2</sup>/4,450 sq ft, FIRST FLOOR: 416 m<sup>2</sup>/4,476 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA  
 TOTAL 1,255 m<sup>2</sup>/13,514 sq ft  
 BASEMENT: 426 m<sup>2</sup>/4,588 sq ft, GROUND FLOOR: 413 m<sup>2</sup>/4,450 sq ft, FIRST FLOOR: 416 m<sup>2</sup>/4,476 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA  
 TOTAL 1,255 m<sup>2</sup>/13,514 sq ft  
 BASEMENT: 426 m<sup>2</sup>/4,588 sq ft, GROUND FLOOR: 413 m<sup>2</sup>/4,450 sq ft, FIRST FLOOR: 416 m<sup>2</sup>/4,476 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

BASEMENT



## Our Services & Offices

