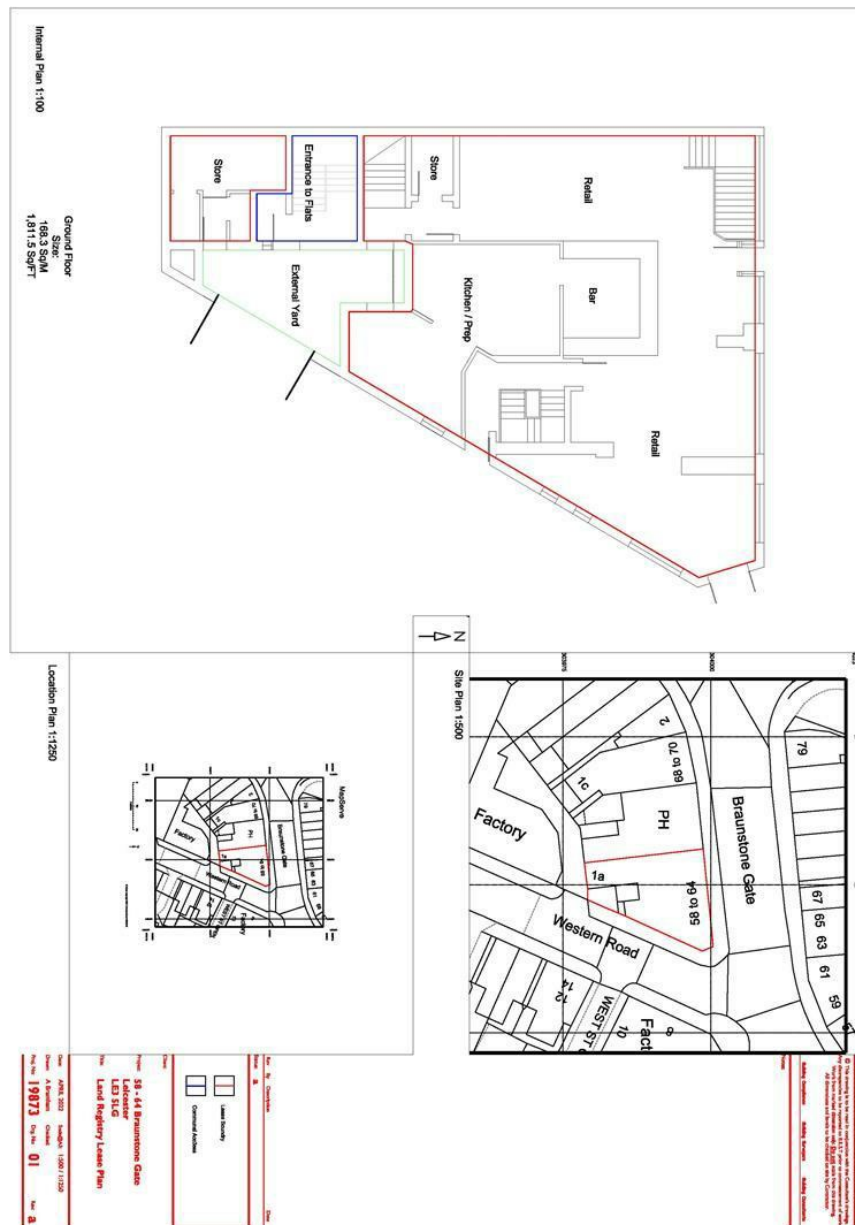
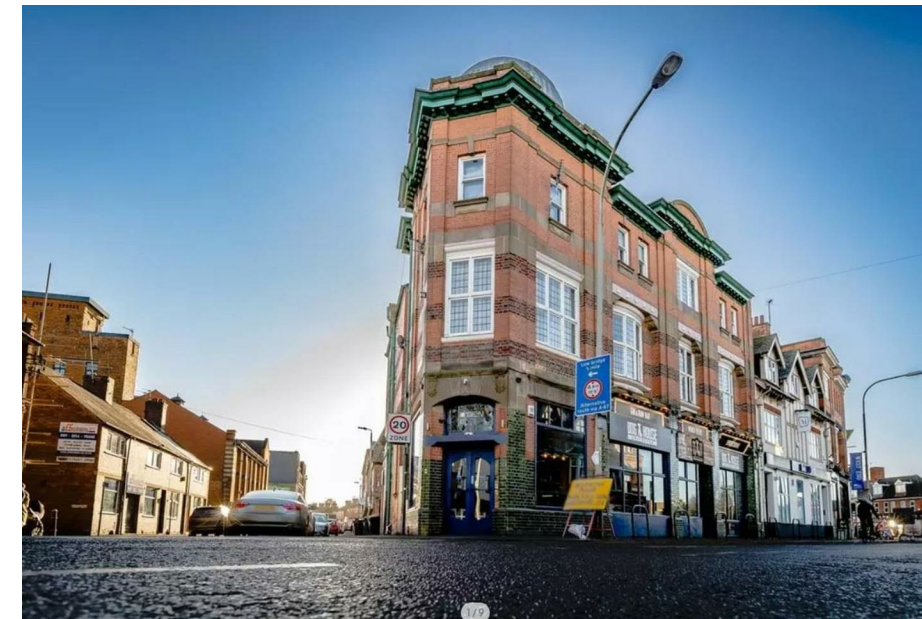


# Crowther|Key SALES



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



£1,350,000

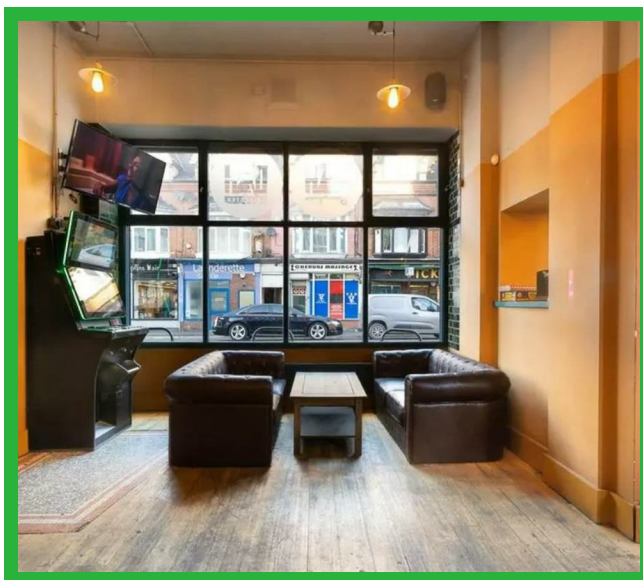
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5

58-64 Braunstone Gate  
Leicester LE3 5LG

CALL US ON 01298 214441 OR EMAIL [sales@crowtherkey.co.uk](mailto:sales@crowtherkey.co.uk)





Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

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**Braunstone Gate, Leicester – LE3 5LG**

A landmark, trophy building positioned on one of Leicester's most vibrant and high-demand streets. This imposing corner block offers a rare blend of secure income, future redevelopment scope, and a fully separated upper residential section with its own postcode and independent Hanover House entrance.

This is a genuine long-term hold with both stability and uplift built in — a combination rarely available in this location.

**Current Income Breakdown**

Ground Floor & Basement – Let to an Established Operator

- Lease: 7-year term from 1 May 2025
- Passing Rent: £40,000 per annum + VAT (£750 per week)
- Lease benefits: Inside the Landlord & Tenant Act, reinforced by group company covenant and two personal guarantees offering strong security of income.

Upper Floors – Five Self-Contained Flats

- Each flat currently let at £675pcm
- Total existing residential income: £40,500 per annum (gross)

Total building income: approx. £80,500 per annum.

Titles for the flats and commercial elements have already been split, and the management company is set up — reducing legwork for future restructuring, refinancing or sale.

**Reconfiguration / Student Scheme Potential**

The configuration of the upper floors lends itself naturally to a 10-studio layout (subject to PD/Planning).

Using realistic, localised rental assumptions:

- £170 per week per studio (inclusive of bills)
- Let over a typical 48-week academic period

Projected student income:

$£170 \times 10 \text{ units} \times 48 \text{ weeks} = £81,600 \text{ per annum}$

Combined with the commercial rent, this delivers:

Total projected income: c. £122,000 per annum

With vendor estimates of £80,000–£85,000 refurbishment spend, this represents an exceptionally attractive yield-on-cost for the right operator.

**Why This Stands Out**

? Trophy asset with a striking red-brick façade and high visual presence

? Prime corner position with strong passing footfall

? Already income producing with secure covenants

? Separate residential entrance & postcode (Hanover House)

? Immediate uplift opportunity via student reconfiguration

? Title split already completed — reducing future legal complexity

? Excellent location close to DMU, Leicester Royal Infirmary & the city centre

A building with presence, profit and genuine potential — ideal for seasoned investors, developers, and portfolio builders.

**Vendor Flexibility**

The vendor is open to discussing an extensive delayed completion, subject to an immediate exchange, for the right buyer. This opens the door for structured finance, planning-led strategies or staged development approaches.