



## Vacant Unit

Ref: 5752337

107 Granby Street, Leicester, LE1 6FD

To Rent: Nil Premium, Annual Rent: £80,000

New Lease Available with 6 months Rent Free

Full Fit Out Required

Total Area Approximately 3900 Sq. Ft.

Prominent Return Frontage

Heart of the City Location

Energy Rating B

*6 Months Rent Free Period*



This property provides either a new or existing hospitality operator a chance to utilise a fantastic space in a sought after city centre location.

Benefitting from being offered as a shell, this spacious, approximately 3900 sq. ft. ground floor unit at 107 Granby Street gives a new owner an opportunity to create a unique venue that fits their brand and customer experience in a prime location.

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### Description

Available on a new lease is the ground floor at 107 Granby Street, Leicester. This is a vacant unit situated beneath 56 luxury student accommodation studios which are now completed with an approximate total space of 3900 sq. ft. The site is the former Wetherspoons pub/restaurant The Last Plantagenet which operated from June 1996 to September 2019 from the premises.

This well positioned unit presents an opportunity for a new owner to create a space suitable for their brand and customer dining experience whilst being set within the bustling city of Leicester. The property has use Class E (b).

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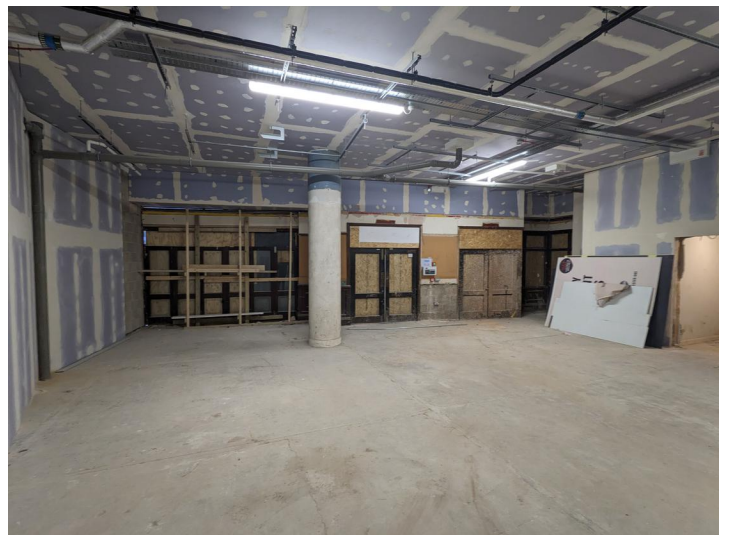
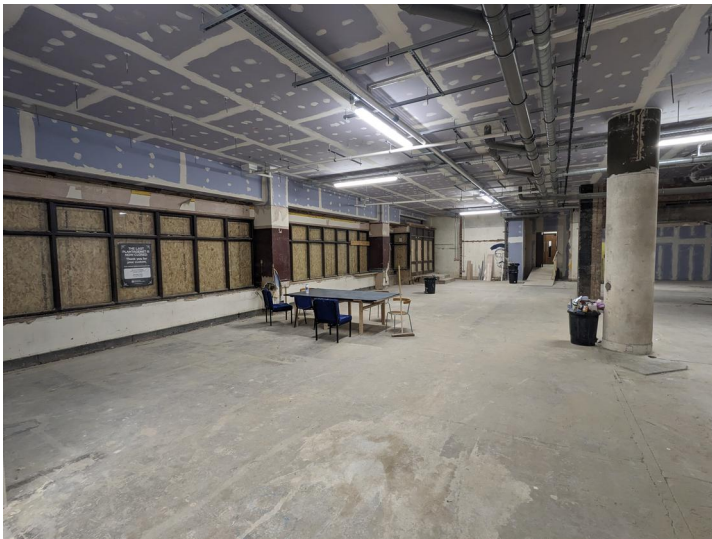
### Tenure

We are seeking a serious applicant for a New 20 year Lease. The basement could be also be available as part of a separate negotiation on the same lease. We are prepared to include 6 months rent free but do require a deposit equal to 6 months rent.

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### Business Rates

Confirmation of business rates payable should be obtained from the Local Authority.





## Location

107 Granby Street is located in the sought after City Centre of Leicester. This vacant ground floor unit is situated on the corner of both Granby Street and Dover Street. Granby Street is a central, well connected high street which is home to both retail and office spaces as well as several restaurants and cafes.

Leicester City Centre is well positioned and has links to other major cities via both public transport and main highways. Nottingham is approximately 30 miles North of Leicester and Birmingham City Centre approximately 44 miles West.



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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Matt Hill

Broker - Pubs & Restaurants

M:+44 7855 489 281

E:matt.hill@christie.com

Nottingham



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189