

# 61 Belgrave Gate

📍 61 Belgrave Gate, Leicester LE1 3HR

FOR SALE | Total GIA: 5,615 sq. ft

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Attractive Restaurant Premises



## KEY FEATURES



City Centre Restaurant Premises



Suitable for Alternative Uses (STP)



Prominent Road Frontage



Close to the Inner Ring Road System



Excellent Transport Links



Fully Fitted Commercial Kitchen



Circa 150 Covers



Freehold Price: £750,000





## PREMISES:

FLOOR	AREA SQFT	AREA SQM
GROUND FLOOR	1,961	182.18
FIRST FLOOR	1,874	174.10
SECOND FLOOR	1,780	165.37
<b>TOTAL GIA:</b>	<b>5,615</b>	<b>521.65</b>

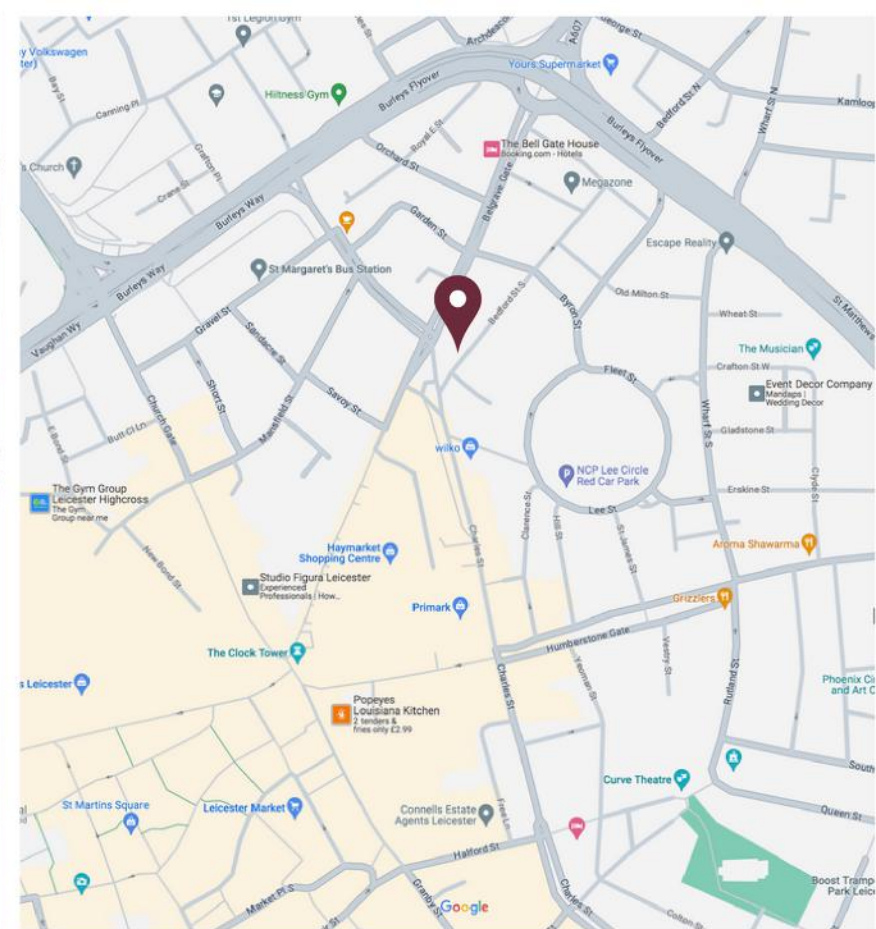
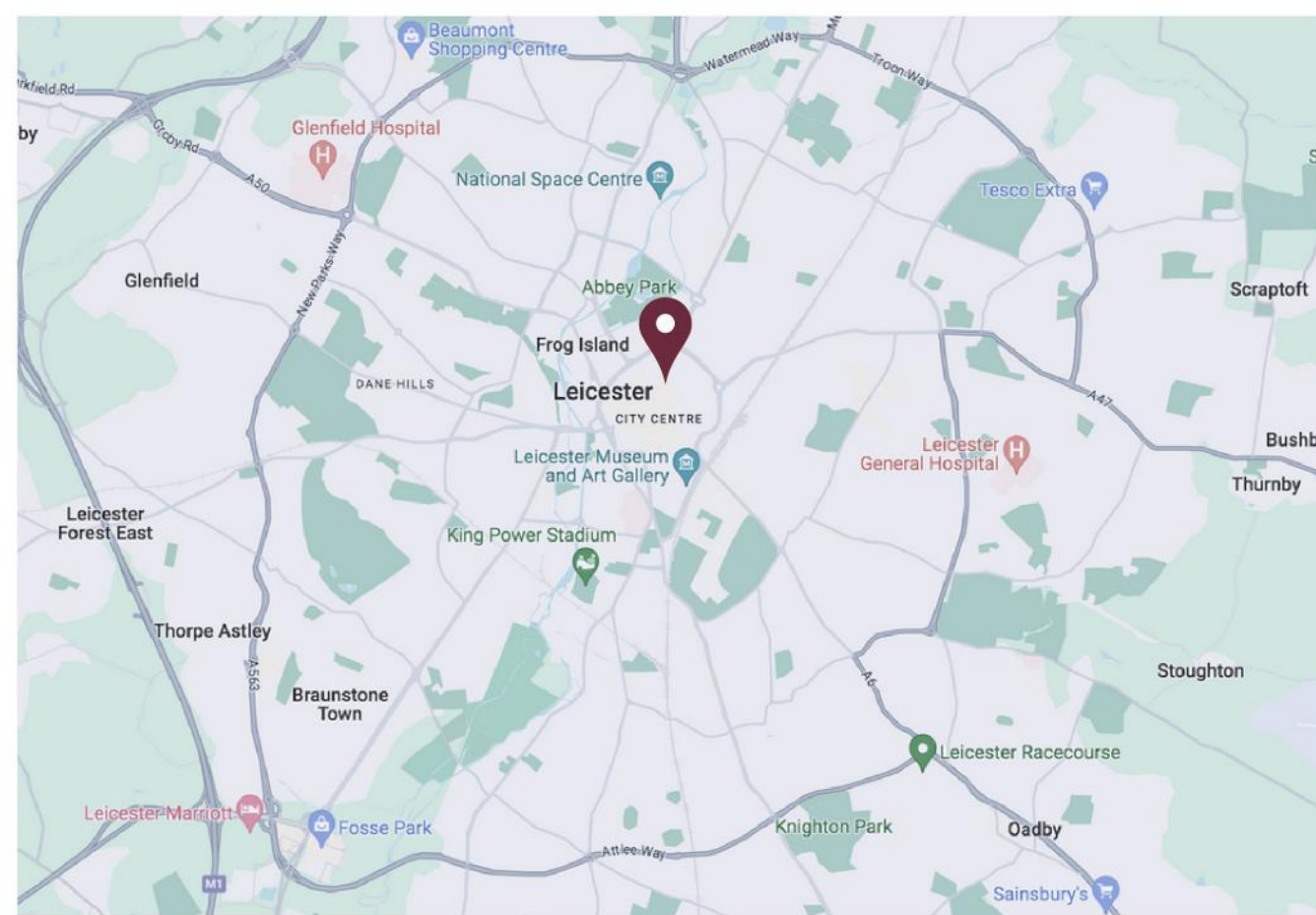
## DESCRIPTION:

The property comprises a three storey building, terraced in design, built in solid brick construction beneath a flat roof. The front elevation comprises a double fronted timber framed glazed shop front and incorporates a double access entrance door at ground level which features an electronically operated security roller shutter. The upper floors comprise single glazed windows whilst internally, the floors are constructed in a mixture of solid concrete and suspended timber construction.

Internally, the property has been laid out to provide flexible restaurant accommodation over three floors and briefly comprises a sales area with seating and WC facilities at ground level which features an attractive central staircase leading to the first floor. The first floor comprises an open plan events/seating area together with welfare facilities whilst the second floor comprises a fully fitted commercial kitchen and ancillary office accommodation. The premises has the benefit of an HVAC system, a mixture of inset spotlights and suspended chandeliers and circa 150 covers.

Externally, there is a small yard to the rear which is accessed via Bedford Street South.





Location: 61 Belgrave Gate, Leicester, Leicestershire, LE1 3HR



The property is prominently located on the south east side of Belgrave Gate in Leicester city centre, close to its junction with the Haymarket bus station and directly opposite the Abbey Street junction. Belgrave Gate is one of the main thoroughfares into the city centre via Leicester's inner ring road system, and as a result, has the benefit of excellent transport links, as well as, high footfall levels and road traffic count.



**PLANNING:**

We understand the property has authorised use under Use Class E Restaurant Use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

**TENURE:**

The freehold interest is available to purchase.

**PRICE:**

£750,000.

**RATEABLE VALUE:**

£20,000.

**VAT:**

VAT is payable on the purchase price.

**EPC:**

Available on request.

**SERVICES:**

All mains services are connected to the property.

**ANTI-MONEY LAUNDERING:**

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

**LEGAL COSTS:**

Each party to bear their own costs incurred in this transaction.

**VIEWINGS:**

Viewings are by appointment with Phillips Sutton.



## Further Information Contact:

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