

ST. JOHN'S HOUSE

30 EAST STREET • LEICESTER • LE1 6NB

Substantial office building investment opportunity

- Prime city centre location opposite the railway station
- 49,295 sq ft
- Suitable for residential conversion subject to planning
- Includes a 48 space car park



phillips
sutton

LOCATION

Leicester is the main commercial centre and administrative capital of Leicestershire, as well as being the largest city in the East Midlands, with a population of 375,000 inhabitants. It is also the tenth largest city in the UK. The wider Leicester urban area has a population of 560,000 and a fast growing city.

Located in the heart of the UK, Leicester is approximately 27 miles south of Nottingham, 45 miles east of Birmingham, and 103 miles north of London.

The city benefits from sustained economic growth, with major international businesses calling Leicester their home including Walkers Pepsico, Next PLC, HSCBC, Land Registry, Mattioli Woods, National Grid and IBM amongst others.

The city has two well established universities, De Montfort University and Leicester University which have a combined population of over 45,000 students. Leicester also has 4 other colleges with over 20,000 students enrolled. This large student population is a significant contributing factor to the local economy and housing population.

Leicester is the sporting capital of the East Midlands, home to Leicester City Football Club, Leicester Tigers Rugby Club, Leicester Riders, Basketball and Leicestershire County Cricket Club.



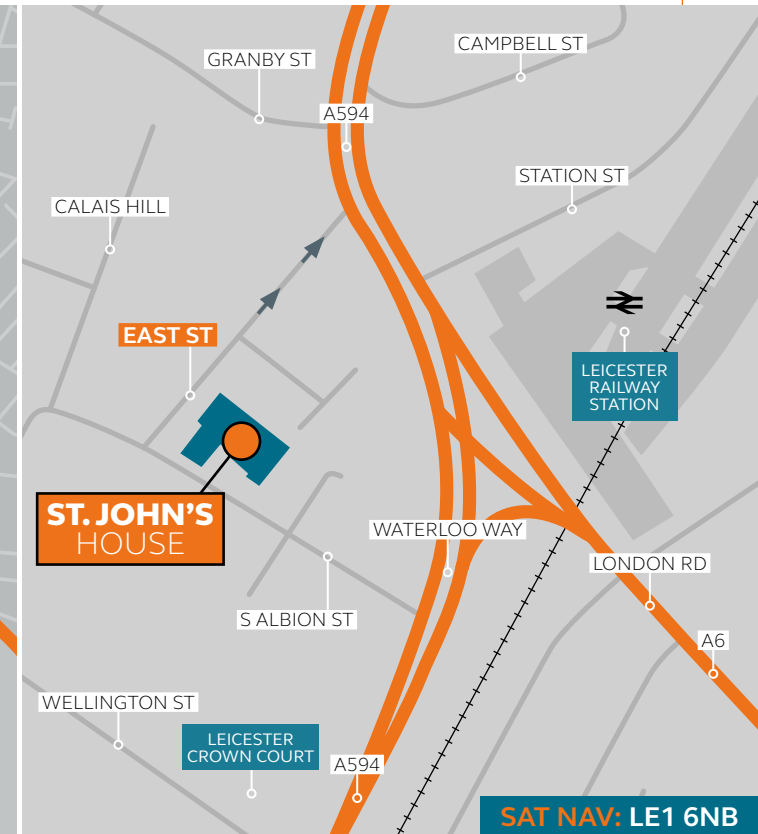
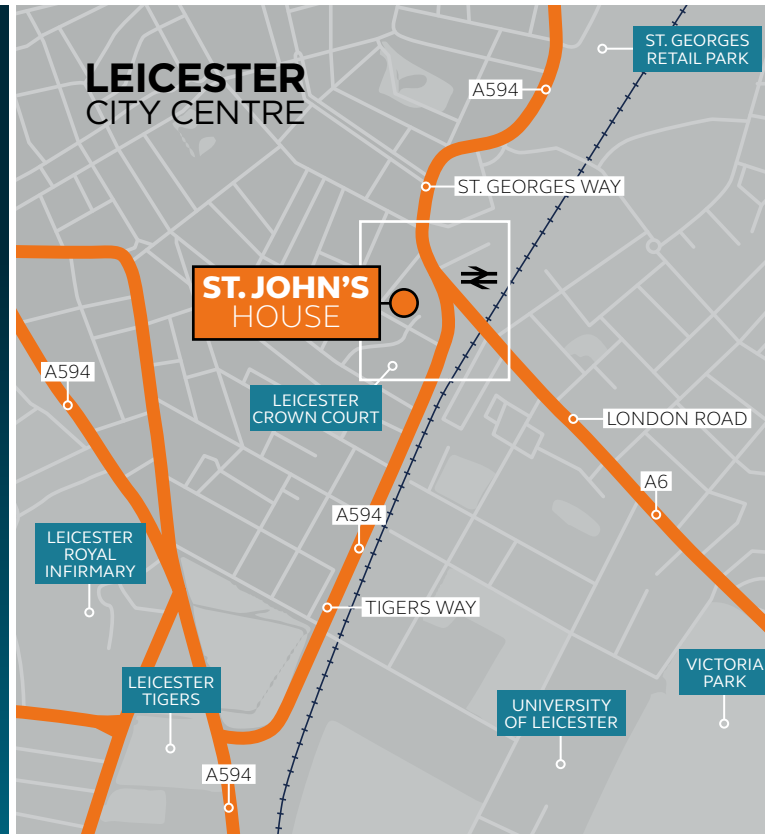
The city benefits from excellent road links, with the M1 accessed via J21, 21a and 22, providing north and southwards travel, whilst the M69 affords access to the M6, M42 and West region.



Leicester railway station provides direct services to London, with a fastest journey time of 62 minutes, and 5 services an hour. Trains also travel northwards to Nottingham, Derby and Sheffield, whilst Birmingham and Stansted are both accessible via Cross Country Trains.



Leicester is extremely accessible to 3 airports, including East Midlands, which is 19 miles away, Birmingham airport 29 miles away and London Luton Airport being 75 miles away.



SITUATION

The building is situated on the corner of East Street and South Albion Street just off London Road, which is one of the primary access roads into the city centre, which provides access to the ring road. Leicester railway station is located within a 3 minute walk of the building, and is set to undergo a multi million pound redevelopment, to incorporate new retail outlets and access. This will enhance the surrounding area significantly.

Opposite the building is a multi storey 420 space NCP car park, with retail outlets and bars. Granby Street, one of the main thoroughfares into the city centre is round the corner, with independent bars, shops and restaurants.

Nearby occupiers include Sainsburys, East Street Lanes, Kayal, Beauchamp 6th Form College and LA X Fitness.



DESCRIPTION

The building comprises a brick built nine story office building, with a 48 space car park. Within the building are 3 passenger lifts, and WC's within a central core.

Externally the building is situated within a landscaped area and car park, which is accessed from East Street.

The building has the following floor areas:

Description	Sq ft (GIA)	Sq m
Basement	535	49.7
Ground	3,788	351.92
First	6,889	640.01
Second	6,889	640.01
Third	6,013	558.63
Fourth	6,013	558.63
Fifth	6,005	557.88
Sixth	5,141	477.61
Seventh	4,361	405.15
Eighth	2,666	247.68
Ninth	995	92.44
TOTAL	49,295	4,579.66

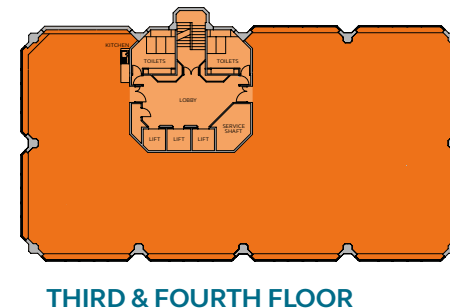
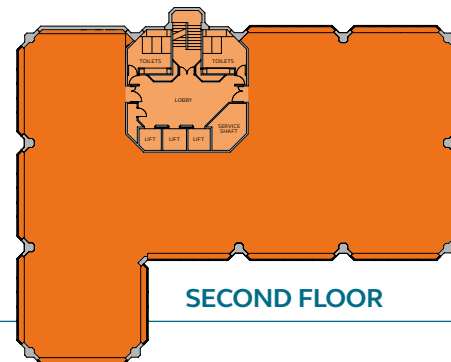
TENURE

Freehold.

TENANCIES

The property is let on the following basis:

Area	Use	Tenant	Floor Area (sq ft)	Rent per annum	Rent per sq ft	Lease Start	Lease Expiry	Break options	In/Out 1954 Act
Part basement	Storage	Vacant	166	£0	-	-	-	-	-
Part basement	Storage	Vacant	369	£0	-	-	-	-	-
Part GF - Suite A	Office	Velocity	2,014	£41,500	£14.90	05/10/2023	04/04/2028	Landlord anytime on or after 18 months on 9 months prior notice. (compensation if before end year 3)	out
Part GF - Suite B	Office		1,774						
First Floor	Office	NHS Property Services Limited	6,889	£75,350	£11.00	25/03/2019	24/03/2024	-	in
Second Floor	Office	Vacant	6,889	£0	-	-	-	-	-
Third Floor	Office	Vacant	6,013	£0	-	-	-	-	-
Fourth Floor	Office	Vacant	6,013	£0	-	-	-	-	-
Part Fifth Floor	Office	Vacant	1,656	£0	-	-	-	-	-
Part Fifth Floor	Office	Vacant	1,707	£0	-	-	-	-	-
Part Fifth Floor	Office	Vacant	2,642	£0	-	-	-	-	-
Sixth Floor	Office	Vacant	5,141	£0	-	-	-	-	-
Seventh Floor	Office	Vacant	4,361	£0	-	-	-	-	-
Eighth Floor	Office	NHS Property Services Limited	2,666	£29,326	£11.00	25/03/2019	24/03/2024	-	in
Ninth Floor	Office	Vacant	995	£0	-	-	-	-	-
Ninth Floor - Flat	Flat	Caretaker	-	£0	-	-	-	-	-
Car Parking Spaces	Car Park	Various	-	£4,800	-	-	-	-	Various
TOTAL			49,295	£151,405					



LEICESTER OFFICE MARKET

Leicester is one of the largest commercial centres in the East Midlands due to its central geographical location, along with excellent road links, with air, road and rail all connecting Leicester to the other major centres in the country.

The office market in the city has undergone a significant transformation over the last 5 years, with headline rents increasing, as well as supply dwindling due to a number of office buildings being converted into residential accommodation. This compounded with a lack of speculative office development has caused a supply demand imbalance for good quality office space. Leicester's vacancy rate is now less than 4% against a UK average of 9%.

Colton Square located around the corner from the train station is one of the few Grade A office buildings in the city centre. Recent lettings there have achieved £20 psf, with rents set to increase further due to the lack of Grade A supply.



LEICESTER RESIDENTIAL / STUDENT MARKET

Leicester has seen significant investment over the last 5 years, with capital investment into its realm and infrastructure. There has also been a significant increase in city centre living over the last few years.

With both University of Leicester and De Montfort contributing significant numbers to the housing market, along with growth in the Leisure market, and a successful city centre living projects, we expect strong demand and values to continue to push sales and rents in the city.

Prime residential sales values stand at around £350 per sq ft.

Recent transactions for city centre office buildings include:







Norwich House
22-30 Horsefair Street, Leicester

Comprising a seven storey building with retail on ground and basement floors with office accommodation above extending to a total of 19,744 sq ft. Sold for £1,850,000 in December 2022 and £93 psf.


19,744 sq ft
£93 per sq ft




Saxon Court
1 Causeway Lane, Leicester

74,501 sq ft building occupied by HMRC until Q2, 2022. Planning for 100 one and two bedroom apartments. Sold December 2022 for £6.2m equating to £83 psf

74,501 sq ft
£83 per sq ft



Enkalon House
86-92 Regent Road, Leicester

January 2023 – 38,963 sq ft sold for £4.35m which equated to £111 psf.

38,963 sq ft
£111 per sq ft



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VAT

The property is elected for VAT.

PROPOSAL

Our clients are seeking offers in excess of **£3,100,000** for their freehold interest in the property, this reflects a very low capital value of **£62.88 psf**.

CONTACT

By appointment with the sole agent:



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