



READINGS

www.readingspropertygroup.com



£16,200 Per Annum

5 Guildhall Lane, Leicester, LE1 5FQ

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Readings Property Group are pleased to bring to market the opportunity to lease a retail premises with living accommodation within 'The Lanes' district of Leicester City Centre. The premises had been occupied by a well established cafe for over 20 years. The area accommodates independent retailers and food outlets and is very close to the Highcross Shopping Centre entrance on High Street.

Description & Location

The opportunity is to lease the whole building which previously accommodated a cafe on the ground and first floor and living accommodation on the 2nd & 3rd Floors. It is located adjacent to 'The Guild Rooms' and is part of the same building as two other retail units, City Goldsmiths & Arciide Vintage Clothing. The property benefits from outside seating to the front and a shared yard to the rear. Internally the ground floor unit was previously laid out to accommodate a serving counter, and customer seating.

Terms

£16,200 per annum

A new Full Repair and Insuring Lease to be granted for a term of years to be agreed. A 3 month rent deposit will be required.

Accommodation

Retail

Ground & First Floor Retail Approx 55.3 sqm (596 sqft).

Basement Approx 24.1 sqm (260 sqft)

Residential

2nd & 3rd Floor Residential Approx. 66.3 sqm (713 sqft)

Rating

Rateable value: £5,300

Rates payable 2025/26: TBC

Prospective tenants are required to confirm rates payable with the local authority and make their own enquiries regarding small business rates relief.

Energy Performance (EPC)

EPC Rating B



Planning

Taking in to consideration the previous user, we believe the current planning use would fall under Class E

We would advise all interested parties to make their own enquiries and not solely rely on information we have provided

VAT

We understand VAT is not applicable.

Services

Mains Water, & Electric are available

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs for the preparation of the lease.

Application & Referencing

All applications will be subject to the relevant checks.

Viewings

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar) (0116) 2227575

Agent Notes

CONSUMER PROTECTION LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

