

LEASE FOR SALE



Commercial (EPC Rating: )

99-101 BELGRAVE ROAD, BELGRAVE,  
LEICESTER, LE4 6AS

**£4,875 Per Month**



# Commercial Property In Leicester.

Prime Retail/Restaurant Opportunity – 99-101 Belgrave Road, Leicester LE4 6AS. Lease For Sale with Class "E" Use.

An excellent opportunity to lease a spacious commercial unit on Leicester's iconic Belgrave Road—the "Golden Mile", renowned for its vibrant cultural scene and high footfall.

Currently operating as Anokhi House of Sarees, a well-established saree and ethnic wear retailer, the property offers over 2,000 sq. ft. of flexible open-plan space. With the right conversions, this unit could easily be transformed into a restaurant with numerous covers, a jewellers, a boutique, or even a professional services office—ideal for the diverse range of businesses in the area.

The property features a prominent glass frontage for excellent visibility, with ample space inside for retail displays, restaurant seating, or office setups. There's also a rear entrance for deliveries and staff access, and the unit benefits from modern fittings and climate control.

Located in a thriving commercial hub, the unit is surrounded by boutiques, jewellers, restaurants, and cultural stores, attracting high foot traffic, especially during festivals. Leicester city centre is nearby, with great public transport links for easy accessibility.

A prime opportunity for businesses looking to establish themselves in one of Leicester's busiest areas. For more information or to arrange a viewing, contact Seths Estate Agents on 0116 266 9977 or email [sales@seths.co.uk](mailto:sales@seths.co.uk).

## FRONT

### ENTRANCE PORCH

The property is accessed via double-glazed double doors, leading into an entrance porch area, which in turn opens into the main shop space.

### SHOP FLOOR

50'7" x 43'2"

The Main Shop Area is finished with laminate flooring, creating a modern and clean environment. It features ample eye-level display units, integrated panel ceilings, and square spotlighting, ensuring the space is well-lit and inviting. The shop also includes step-up changing rooms, along with additional integrated changing facilities. For security, the property is equipped with integrated CCTV. Surrounding base-level units provide convenient storage, and the shop floor offers easy access to an office area. Towards the rear of the shop, steps lead up to a further display area.

### OFFICE

8'0" x 6'8"

Office Room is fitted with laminate flooring and base-level units

### STORAGE AREA

13'6" x 8'2"

At the rear of the property, a Storage Room offers additional space for stock or equipment

### OFFICE ROOM

8'0" x 7'6"

## REAR

Car parking located at the rear.

### ADDITIONAL INFORMATION

Rental of £58,500.00 per annum exclusive, payable quarterly in advance.

Goodwill premium is expected due to the Location of the premises. Offers considered.





BELGRAVE OFFICE SALES | 20 LOUGHBOROUGH ROAD, LEICESTER, LE4 5LD

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on  
**0116 266 9977**  
[sales@seths.co.uk](mailto:sales@seths.co.uk)  
[www.seths.co.uk](http://www.seths.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

