



Eagle Star House, 11 Friar Lane, Leicester, Leicestershire LE1 5RB

Office or Residential Conversion

- ▶ **Total NIA: 15,028 sq ft (1,396.1 sq m)**
- ▶ **Office suites ranging from 500 - 15,028 sq ft**
- ▶ **Ground floor suitable for conversion to restaurant / bar (STP)**
- ▶ **Offers in excess of £1.6 million / Rent on application**

For enquiries and viewings please contact:



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Location

The subject property occupies a prominent position at the corner of Friar Lane and Grey Friars, within the historic professional area of the City Centre. The property lies close to the fashionable retailing areas of Loseby Lane and the Highcross Shopping Centre, with De Montfort University located only a short walk away. Nearby attractions include Newark House Museum, Leicester Cathedral and the new Richard III Visitors Centre.

Description

An attractive five-storey corner property of solid red brick construction beneath a mansard roof.

From the impressive corner entrance, each floor provides open plan accommodation suitable for either office or alternative uses. The specification presently includes full carpeting, suspended ceiling with inset lighting, perimeter wired trunking and wall mounted radiators.

Accommodation

	Sq M	Sq Ft
Basement	223.9	2,410
Ground Floor	259.4	2,792
First Floor	242	2,605
Second Floor	248.7	2,677
Third Floor	248.7	2,677
Fourth Floor	173.4	1,867
Total	1,396.1	15,028

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Services

We understand all mains services are connected to the property. Parties interested in alternative uses are advised to speak with the utility companies over their proposals.

Planning

The property currently has an authorised use for offices. Whilst the property lies within a Conservation Area, the upper floors may be suitable for an alternative residential use, whilst the ground floor appears suitable for more commercial purposes, subject to the relevant planning consent.

Parties interested in alternative uses are advised to speak to the Local Planning Authority, Leicester City Council on 0116 454 1000.

Tenure

The freehold interest is available or alternatively, all or part of the property is available to be let on terms to be agreed.

Price/Rent

Offers in excess of £1.6 million / Rent on application

VAT

VAT may be applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: E 115

Viewings

Viewings are by appointment with sole agents Innes England.

Our Anti-Money Laundering Policy

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.

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