

TO LET

£6,250 PCM

Prime Retail Space

1,383 sq m (14,894 sq ft)



 T: 0116 254 8107

 E: info@skybluehomes.co.uk

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Lee Circle
Lee Street
Leicester
LE1 3 RE

DESCRIPTION

This prime retail space in Leicester city centre features a dedicated loading bay and a spacious open-plan layout, complete with storage and office facilities.

Offering exceptional versatility, it is well-suited for a variety of business uses.

With high footfall and excellent visibility, this location presents a fantastic opportunity for any growing business.



Lee Circle, Lee Street, Leicester, LE1 3RE



DESCRIPTION

Available Now

- Excellent natural light, creating a bright and inviting atmosphere
- Prime city center location, close to key amenities and transport links
- Customisable open-plan layout, adaptable for various uses
- Access to a strong local labour pool, ideal for staffing needs
- Withing walking distance of two Universities and train station



Ample Car
Parking



Nearby
Amenities

ACCOMMODATION

Specification

Ground Floor Total	1,383 sq m	14,894 sq ft
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TENURE

The property is available by way of a new lease on terms to be agreed.

GUIDE RENT

£75,000 (Seventy five thousand pounds) per annum exclusive.

VAT

VAT will be applicable to the rent.

SERVICE CHARGE

TBC per quarter inclusive comprehensive maintenance and external building and additional items



Lee Circle, Lee Street, Leicester, LE1 3RE



BUSINESS RATES

Local Authority: City of Leicester

Period: 2024/2025

Rateable Payable: £TBD

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating within Band TBC. The EPC is valid until TBC



PLANNING

The property has an authorised use for restaurant and bar in accordance with Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

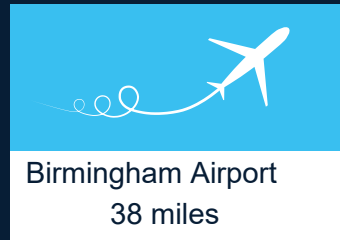
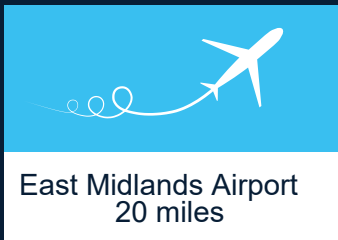
Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).



Lee Circle, Lee Street, Leicester, LE1 3RE



LOCATION

Nestled in the vibrant heart of Leicester, the second-largest city in the East Midlands, this prime property offers an unbeatable location to elevate your business. The property 0.2 miles from Haymarket Shopping Centre.

Commuting is a breeze, with excellent transport links and proximity to the Midland Mainline railway station. Surrounding amenities include popular names like Tesco, Costa Coffee, and McDonald's, ensuring convenience and a lively atmosphere for your team and clients alike. The property is surrounded by a dynamic mix of commercial and residential properties, with offices, leisure facilities, and vibrant city life.



Lee Circle, Lee Street, Leicester, LE1 3RE

AMENITIES

FLEXIBLE PREMISES TO LET

A HOST OF AMENITIES ON THE DOORSTEP

A wide range of hotels (budget – 4 star); restaurants; coffee shops; convenience stores; supermarkets; leisure and fitness clubs; cinemas, theatres, and a museum centre are all within walking distance. You can even enjoy open water swimming and Dragon Boat racing in the summer months by simply hopping in your car!

If you want more, the train station is only a walk away providing access to a host of nearby cities including Birmingham, in under 50 minutes and London in just over 1 hour.

For sports fans, Leicester City Football Club and Leicester Tigers Rugby Club add further prestige to the area.

In addition, the area is home to a vibrant cultural and nightlife scene, with live music venues, independent bars, and a variety of festivals held throughout the year, offering something for everyone.

The strong student population, supported by two leading universities—De Montfort University and the University of Leicester—adds a youthful energy to the city, making it a dynamic and thriving place to visit, live, and work.

RESTAURANTS



HOTELS



SHOPPING & LEISURE





FURTHER INFORMATION

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Sky Blue Homes Ltd. Company No: 07394512

IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority. Sky Blue Homes do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.

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