

FOR SALE

Belgrave Road Leicester LE4 6AS



ASKING PRICE: £695,000

- Mixed Use Investment
- A Part 2 & Part 3 Storey Property of Approx. 3,233 SQFT (300 SQM)
- Located Within Leicester's Golden Mile
- High Footfall & Excellent Passing Trade
- G/F: 70 Seat Restaurant & Function Hall With Seating For 40 Guests
- F/F & S/F: 3 Bedroom Flat
- CRI: £39,000 PAX
- ERV: £48,000 PAX



Location

This property is situated on Belgrave Road, and occupies a prominent position within the popular Golden Mile. The area benefits from high footfall with a range of independent retailers, restaurants, jewellers and clothes shops nearby. Belgrave Road provides convenient access to Leicester City Centre with regular bus services to and from areas of Leicester, and Leicester Railway Station being approximately 1.1 miles away.

Description

A part two-storey and part three-storey mixed-use property situated along Leicester's popular Golden Mile, of approximately 3,233 sq ft (300 sq m).

The ground floor is of approximately 2,446 sqft (227 sqm) and comprises a 70-seat restaurant area with a bar, commercial kitchen, WC facilities, a two-storey function hall with seating for 40 guests, and a cellar. The first and second floors comprise; an occupied three-bedroom flat.

The property is fully let, producing an annual rental income of £39,000 per annum exclusive (PAX), offering an attractive investment opportunity.

Accommodation

All measurements are approximate:

139 Belgrave Road:

Cellar: 248 sqft (23 sqm)

Restaurant: 794 sqft (73.8 sqm)

Kitchen: 351 sqft (32.7 sqm)

WC: 151 sqft (14.1 sqm)

Function room (2 Storey): 902 sqft (83.7 sqm)

Total GIA: 2,446 SQFT (227 SQM)

139A:

First Floor

Lounge: 15' 4" x 12' 4" (4.67m x 3.76m)

Kitchen: 13' 1" x 6' 0" (3.98m x 1.83m)

WC: 5' 9" x 2' 6" (1.75m x 0.76m)

Bedroom 1: 14' 4" x 12' 1" (4.37m x 3.68m)

Second Floor

Bedroom 2: 10' 2" x 7' 4" (3.10m x 2.23m)

Bedroom 3: 15' 10" x 12' 1" (4.82m x 3.68m)

Bathroom: 7' 9" x 7' 5" (2.36m x 2.26m)

Total GIA: 787 SQFT (73.2 SQM)

Total GIA: 3,233 SQFT (300 SQM)

Current Rental Income

£39,000 per annum exclusive.

Estimated Rental Value

£48,000 per annum exclusive.

Tenure

Freehold, subject to existing tenancies.

139 Belgrave Road has been let on a 15-year FRI lease from 14/02/2019 at £30,000 pax, with a rent review due in February 2027.

139A Belgrave Road has been let on a 12-month AST from 01/01/2026 at £750 pcm (£9,000 pa). The rent is due to be increased to £1,000 pcm (£12,000 pa) on 01/11/2026.

EPC

139 – Band D (Rating 88)

139A – Band D (Rating 66)

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

