



## 1 Newport Place, Leicester, LE1 1DN

Price £180,000



Nestled in the vibrant heart of Leicester, Newport Place/Northampton Street nearby Granby Street presents an exceptional commercial freehold opportunity. This prime location on Northampton Street is ideally situated in the city centre, making it a highly sought-after spot for businesses looking to thrive or invest in prime property.

Currently, the property is occupied by a well-established restaurant, which comes complete with an alcohol license, adding significant value to this investment.

With an annual rent of £10,500, this property represents a lucrative investment opportunity for those looking to expand their property portfolio. The bustling city centre location guarantees high foot traffic, making it an attractive proposition for any potential buyer or investor.

This is a rare chance to acquire a commercial property in a prime location, with the added benefit of an existing tenant. For further details and to explore this opportunity, please do not hesitate to contact Set To Let Estate Agents.

Freehold Property  
Ground floor only  
Upper floor purchase possible

- Commercial Property
- Investment Opportunity
- Current lease £10,500.00 PA
- Freehold Property
- Near Granby Street
- Near Train Station
- Prime Location
- Call Set To Let

### Viewing

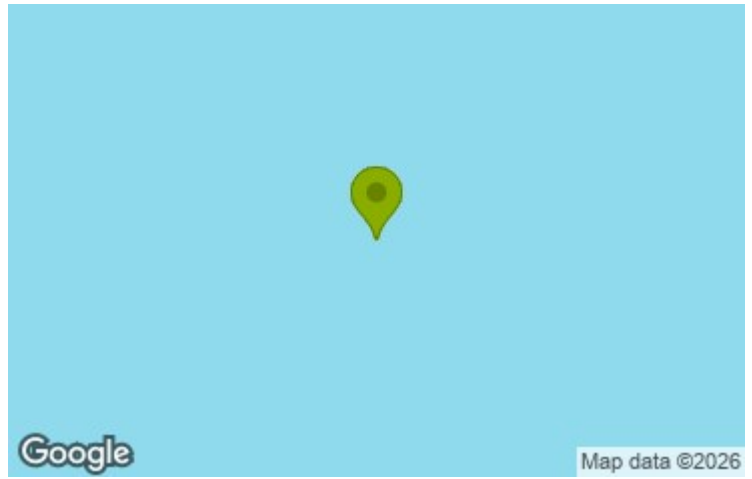
Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



**SETTOLET**  
SALES • LETTINGS • MANAGEMENT

TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of floors, windows, doors and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance 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 is given for their availability or efficiency over time.  
\*Under main telephone 0116222



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(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>			
Not environmentally friendly - higher CO2 emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.