

PUBLIC HOUSE TO LET (LEASE ASSIGNMENT)

52 Gateway Street, Leicester, Leicestershire, LE2 7DP



2,649 Sq Ft (246.09 Sq M)

£29,000 Per Annum Exclusive

- ▶ City Centre bar premises (available for other uses, stp)
- ▶ Fully fitted bar and kitchen
- ▶ Located within De Montfort University Campus
- ▶ High pedestrian footfall

LOCATION

The property occupies a prominent position on Gateway Street in the centre of Leicester. Gateway Street is one of the main roads running through De Montfort University Campus. The property is approximately 100 metres from the inner ring road, and walking to Leicester City Centre is approximately 10 minutes.

Access to Gateway Street is off the inner ring road and via Jarrom Street.

DESCRIPTION

The property consists of a large ground floor bar with two entrance doors. There is a large serving bar in place.

The basement offers a fitted commercial kitchen, office, bar cellar and male and female toilet facilities.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	2,125	197.41
Total	2,649	246.09
Total	524	48.68

All areas are quoted in accordance with the RICS Code of Measuring Practice

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £10,000

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

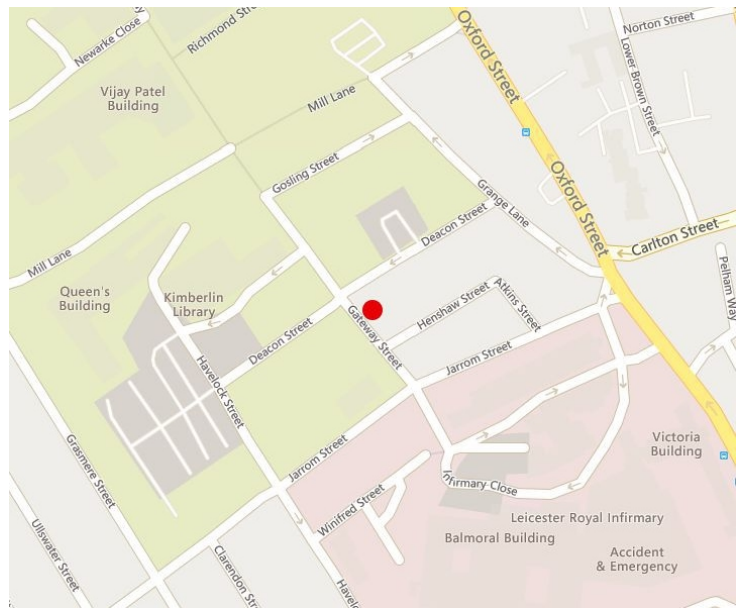
LEASE TERMS

The property is available by way of a lease assignment. The Lease, dated 24 February 1999, is for a term of 30 years, expiring on 23 February 2029. The Landlord has indicated that they would grant a new lease, subject to satisfactory terms being agreed.

The property is held by way of a full repairing and insuring lease.

EPC

Energy Rating: D.



RENT

£29,000 Per Annum Exclusive

VAT

VAT will be applicable on the rent.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@appleicester.co.uk

0116 254 0382



Will Shattock

wjs@appleicester.co.uk

0116 254 0382

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.