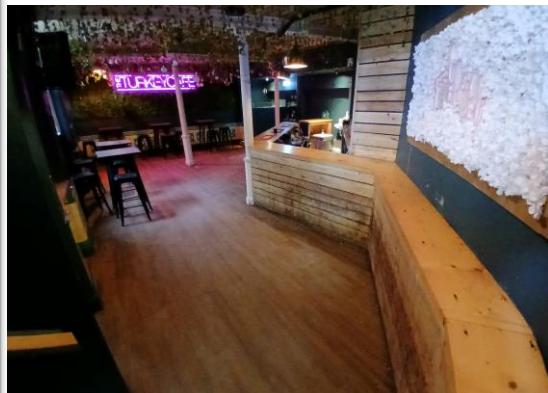
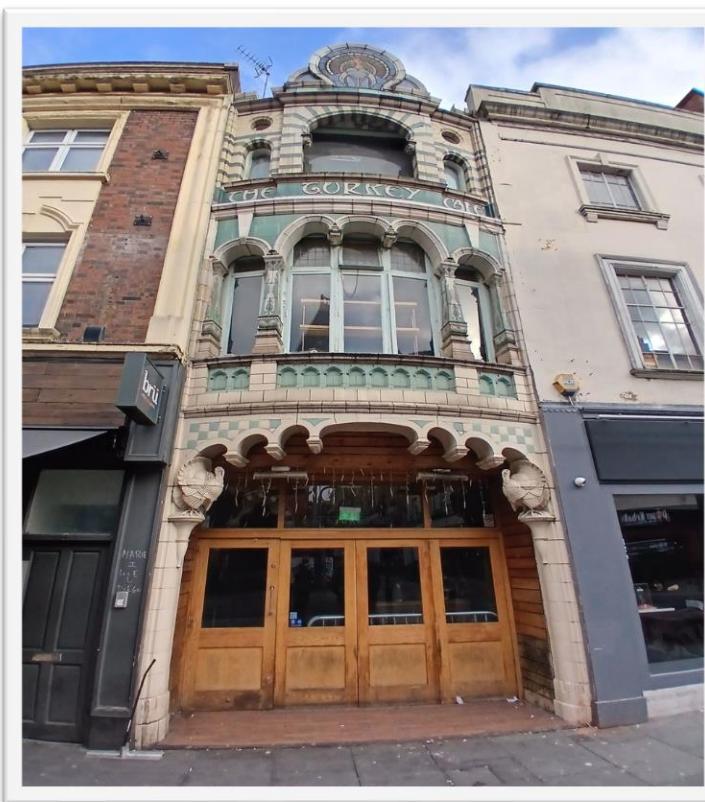


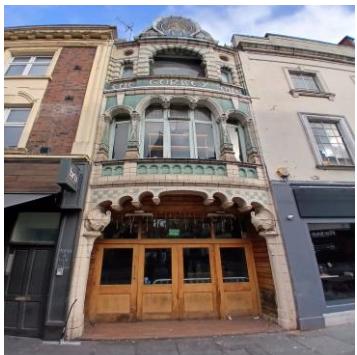
## PRIME CITY CENTRE RETAIL UNIT

**The Turkey Café  
24 Granby Street  
City Centre LE1 1DE**



### ANNUAL RENTAL OF: £40,000 PAX

- Bar / Restaurant
- 2,000 Sqft Approx.
- Commercial Premises
- Built in 1900 by Arthur Wakerley
- 3 Storey + Basement
- Suitable for Variety of Uses



### **Location -**

This property is located on Granby Street, Leicester City Centre near to Grand Hotel, Natwest bank and other amenities. The property benefits from being within an array of shops and eateries, and benefits from excellent passing trade and the highest footfall in Leicester.

### **Description -**

A 3 storey with basement former bar unit of approximately 2,000 sqft (185 sqm) comprising; basement, open plan bar areas on the ground and first floor and a second floor with a large store room. The property benefits from Class E use.

### **Rent -**

£40,000 pax. Rent to be paid quarterly in advance by standing order. Tenant is to be responsible for the building and contents insurance. We understand no VAT is applicable.

### **Planning -**

We understand the property has Class E use with the potential for other uses subject to obtaining planning consent. All enquiries regarding planning should be made direct to Leicester City Council planning department on (0116) 454 1000.

### **Lease Terms -**

The lease to be offered is for a minimum term of 3 years, on a full repairing and insuring basis with 3 yearly rent reviews.

### **Legal Costs -**

The ingoing tenant is to be responsible for the landlord's reasonable legal costs for the preparation of the lease.

### **Rating Assessment -**

Charging authority: Leicester City Council

Description: Cafe & premises

Rateable value: £8,500

Rates payable: £4,250 per annum approx

Period: 1 April 2023 – present

### **Services -**

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

### **EPC -**

N/A – Listed Building

### **Viewings:**

By appointment through the sole agents:

**Kal Sangra, Shonki Brothers Ltd**

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



**Important Information:** All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

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 vendor'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.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

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

