

for sale

Probably the Best Bar/Restaurant
Space in Leicester

intali
PROPERTY STRATEGY



Queens Buildings, Rutland Street, Leicester LE1 1RE

www.intali.com

summary

Situated directly opposite the Curve theatre at the heart of Leicester's Cultural Quarter, this distinctive and prominent building was restored in 2018

A staggering fit-out has created a beautiful ground floor restaurant/bar/club with huge display windows overlooking the Curve theatre.

There is an equally well fitted bar/restaurant area to the basement.

total area

4,745sq.ft

virtual freehold

£700,000



location

The property is the centerpiece of Leicester's Cultural Quarter being a true representation of the regeneration of the area's beautiful historic buildings balanced by the stunning Curve theatre directly opposite.

Being in the heart of the Cultural Quarter the property is close the Phoenix Digital Arts Centre and a wide variety of independent bars and restaurants.

There is easy access to the city's retail core, the railway and bus stations and ample car parking.

The area is also developing as a hot-bed for arts and media businesses many of whom grow from the LCB Depot incubator units on Rutland Street.



description

The property was restored from its dilapidated state in 2018 and fitted out to provide a high-class bar and restaurant for the former Queen Victoria Arts Club.

We could provide a range of superlative adjectives to describe the interior fit-out, but we think the pictures tell the story better than we ever could.

accommodation

Floor	sq.ft.
Ground	2,702
Basement	2,043
Total	4,745

epc

Available on request

terms

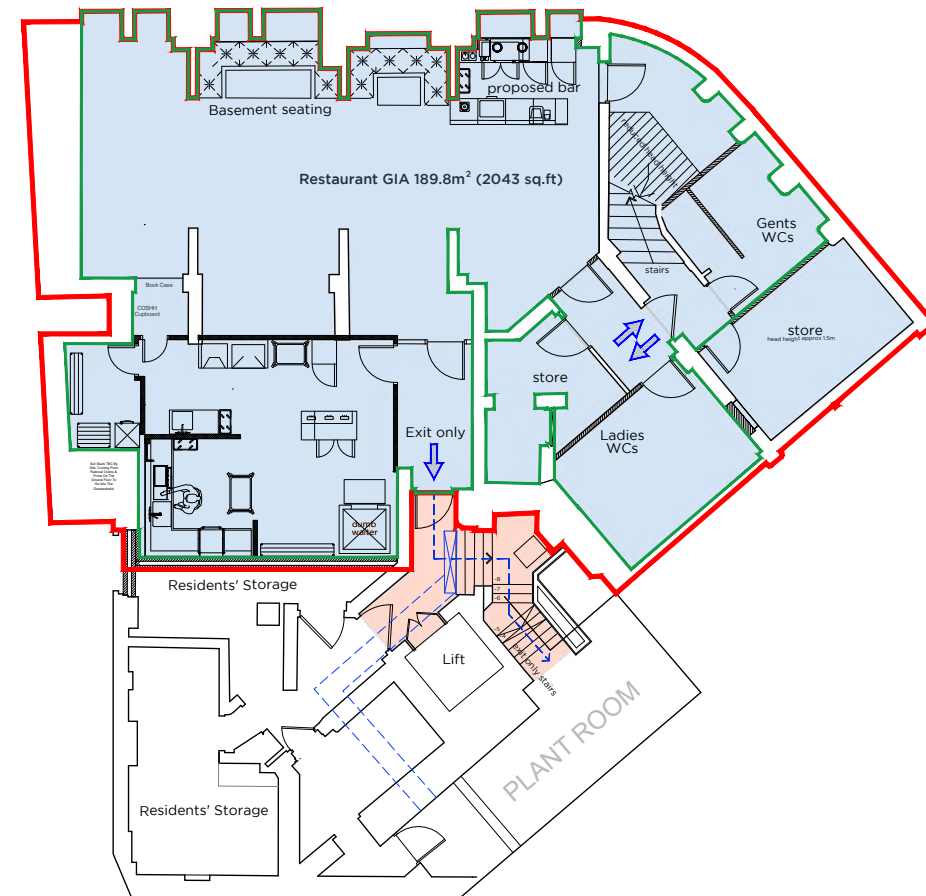
£700,000 for a 999 year lease
(freehold available)



Orton Square



Ground Floor Plan



Basement Plan



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