

# TO LET



## Ground Floor Restaurant Premises

Rutland Centre  
Halford Street  
Leicester  
LE1 1TQ

- City Centre restaurant premises
- Located within Leicester's Cultural Quarter
- Return frontage onto Halford Street/Yeoman St
- Would suit other occupiers (stp)

**1,382.94 sq.m (14,886 sq.ft)** Rent: £90,000 per annum





# Ground Floor Restaurant Premises

Rutland Centre, Halford Street, Leicester, LE1 1TQ



## Location

The Rutland Centre is situated on the corner of Halford Street and Yeoman Street, close to the junction with Charles Street, being a few minutes walking distance from Leicester's main shopping area.

The Rutland Centre is adjacent to Leicester's new Curve theatre, which forms part of the wider cultural quarter within Leicester.

The property offers excellent access to the City Centre and surrounds.

## Description

The subject property consists of a ground floor restaurant premises currently fitted out as a karaoke/dining bar.

The property consists of a large open plan eating area with a further 10 karaoke rooms and separate bar area.

The property also provides a good sized kitchen. To the rear of the property there is storage and office facilities.

## Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Restaurant	1,382.94	14,886

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

## Tenure

Leasehold.

## Rent

£90,000 per annum exclusive.

## Lease Term

The property is available to rent by way of a new lease for a number of years to be agreed.

The property is to be excluded from Section 24 – 28 of the Landlord & Tenant Act 1954 (Part II).

## Planning

We understand that the property has an A3 (restaurant) use under the Town & Country Planning Uses Order 1987.

## VAT

VAT will be payable on the rent at the prevailing rate.

## Current Rating Assessment

Charging Authority: Leicester C.C.  
Rateable Value: £88,50

## EPC

Energy Rating to be confirmed.

## Viewing

Strictly by appointment through agents:

### APB

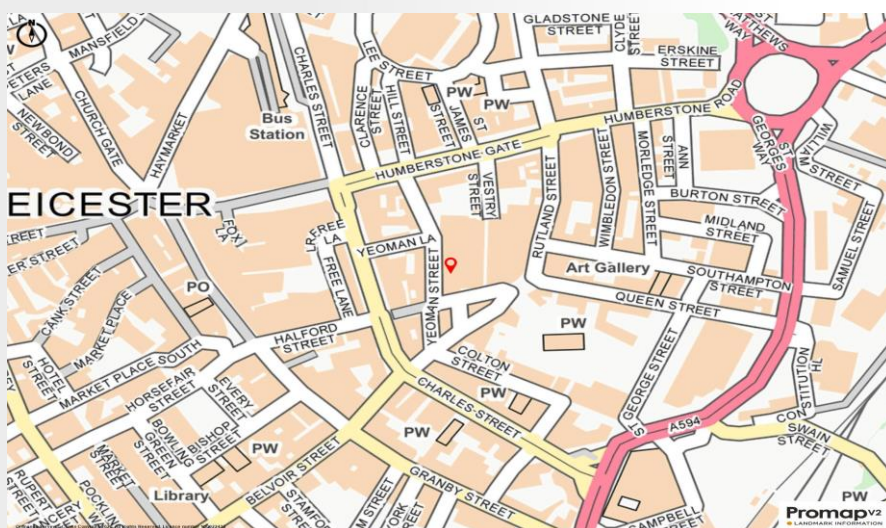
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**Conditions under which these details are issued**  
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