

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

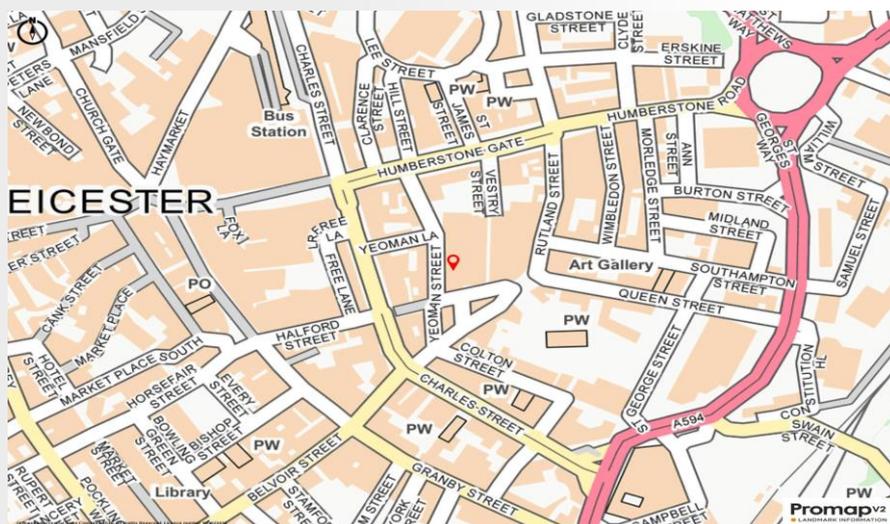
VAT will be payable on the rent at the prevailing rate.

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

0116 254 0382

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Will Shattock

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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.