



Whole Building - 14 Cheapside, Leicester LE1 5EA

Leicester City Centre mixed  
commercial opportunity for sale

£565,000 Freehold

Circa 5000 sq ft over 3 floors plus  
basement

- Circa 5000 sq ft over all floors
- City Centre Restaurant
- Freehold with vacant possession
- Available immediately
- Ideal mixed use re-development project
- Previous used as a bar/restaurant

# Whole Building - 14 Cheapside, Leicester LE1 5EA

## Summary

Available Size - Circa 5000 sq ft  
Price - £565,000 Freehold  
Rates - £63,500 for the whole from April 2026  
VAT - Not Applicable  
Legal Fees - Each party to bear their own costs  
EPC Rating - E (109)

## Description

A ground floor retail/ Leisure unit of approximately 2,150 sq ft (199.7 sqm) approx. with a basement of approximately 1,538 sq ft.

The property comprises an open plan sales area with office space, staff and toilet facilities, a store room, a large cold room and a substantial basement. The premises benefits from electric roller shutter doors and three phase electric,.

Upper floors - not measured - offering approximately 1500 sq ft of space over the 1st and 2nd floors.

## Location

Close the famous Leicester market, in the City Centre. The property is a 2 minute walk to the Highcross Shopping Centre and surrounded by office and retail outlets.

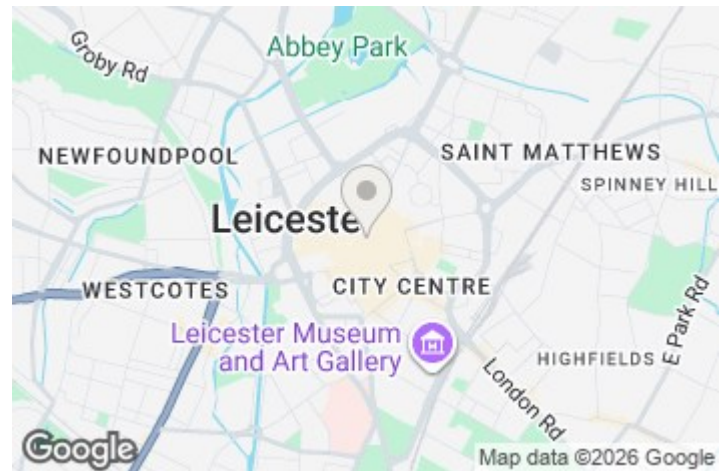
Leicester is well situated in the East Midlands with easy access to the M1 and M69 Motorways providing good access into other Midlands towns and Cities. Nottingham and Coventry are both circa 30 miles and Birmingham via the M6 and M69 is approximately 43 miles. Other local market Towns within 20 miles of Leicester City include Melton Mowbray, Oakham, Loughborough and Market Harborough.

## Accommodation

Ground floor: 2,150 sq ft (199.7 sqm)  
Basement: 1,538 sq ft (142.8 sqm)  
Total GIA: 3,688 sq ft (342.6 sqm)

## Terms

Offered for sale Freehold with vacant possession.



## Viewing and Further Information

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