



Ground Floor Restaurant - 13 Belvoir Street, Leicester LE1 6SL

Restaurant premises on Belvoir St  
in Leicester City Centre

Rent £60,000 per annum

Circa 4,000 Sq ft

- City Centre Restaurant in Leicester City
- Circa 4,000 Sq Ft
- Commercial Kitchen with storage & Extraction
- Split Level Trading areas
- Ancillary storage and w/c's
- High Visibility and footfall

# Ground Floor Restaurant - 13 Belvoir Street, Leicester LE1 6SL

## Summary

Size - 4,090 Sq Ft  
Rent - £60,000 + VAT  
Business Rates - RV £35,275  
Legal Fees - Both parties will be responsible for their own fees  
VAT - Applicable  
EPC - B (38)

## Description

A ground floor restaurant recently trading as Las Iguanas on Belvoir Street in central Leicester. The space is largely open plan but with level changes - with large window frontage. The catering kitchen is at the back of the building at ground level and offers ample space and layout to include extraction and walk in freezer and refrigeration. Not all equipment shown in the photograph will necessarily be included.

## Location

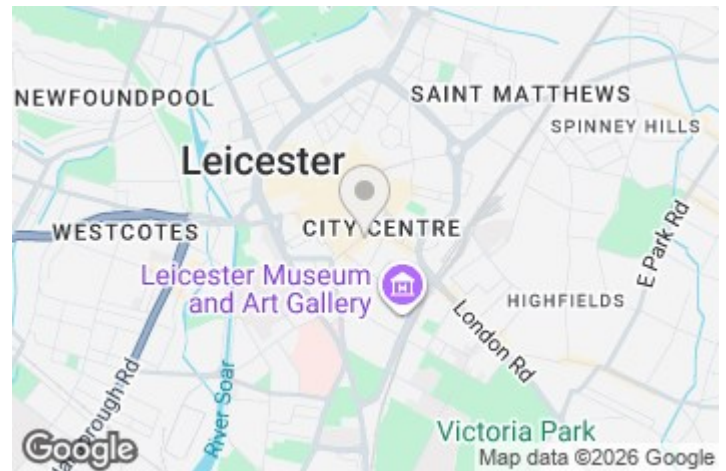
13-15 Belvoir Street enjoys a prominent location among a range of professional retailers, offering excellent street visibility and is just a five-minute walk from the city centre. The property benefits from being located approximately 500 meters from Leicester Railway Station and in proximity to De Montfort University. The area is home to numerous independent shops and food based outlets as well as high-end and corporate retail establishments.

## Terms

Available for rent on an Internal and Insuring lease with a minimum term of 5 years (longer if preferred) with 3 yearly review. Annual rent has been set at £60,000 + VAT for the first year. A 3 month deposit will be required and the Landlord will arrange Insurance on the Building and the tenant will reimburse a proportion of the premium. The tenant will be responsible for all bills including business rates.

## Services

We have been informed that all services are connected to the property - these services have not been tested by the agent.



## Viewing and Further Information

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