



16 King Street

Leicester, LE1 6RJ

**16 King Street - Freehold sale, offers
in excess of £500,000**

2,553 sq ft
(237.18 sq m)

- Income producing £30,000 per annum
- New 5 year lease as of Nov 23'
- Finance available / good pension investment
- Freehold sale £500,000

16 King Street, Leicester, LE1 6RJ

Summary

Available Size	2,553 sq ft
Price	Offers in excess of £500,000
Rateable Value	£40,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (107)

Description

Occupying the Ground Floor, Basement and part First Floor, the accommodation is fully let on a new 5 year term and is currently operating as a restaurant / bar.

Ground Floor - 2 rooms totalling approximately 117 m2 plus Internal storage and WC facilities

First Floor - ladies and gents w/c's, fully operational kitchen and managers office (Approximately 7.5 m2 and 23.5 m2) plus WC facilities and Storage. Sharing part of the first floor are 3 flats with separate entrances that have been sold on a long terms leases and pay a quarterly service charge amounting to £537 but has not been altered since 2015.

Basement - Approximately 58 m2 storage.

Location

This City centre restaurant is on a pedestrianised street in Central Leicester, at the bottom of New Walk.

Created in 1785, New Walk is lined with Regency, Victorian and contemporary commercial and residential buildings which are fronted with trees and supported by three grassed areas, a museum and art gallery, and two churches. The property is located near to the City centre side of New Walk, Towards the recently developed former Council offices. New Walk runs from the City Centre (Belvoir Street) to the Southeast to De Montfort Square. Running parallel with the Main A6 London Road and approximately 10 minutes from Leicester Railway Station at any point along the Walk.

Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

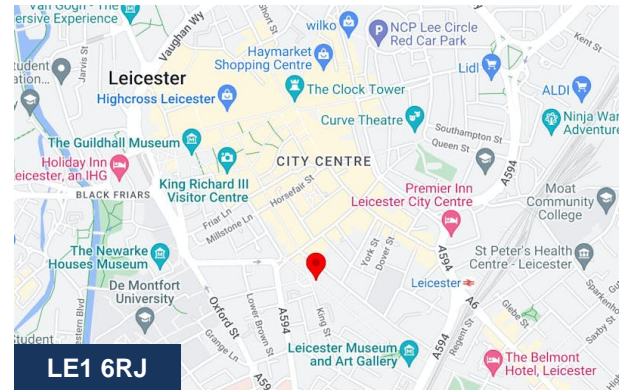
Offered for sale as a freehold investment.

16 King Street, Leicester will be offered with tenanted possession, a new 5 year FRI lease is in place as of Nov 2022 with a passing rent of £30,000 per annum.

Guide price £500,000

Services

We are advised that all main services are connected to the property. These services have not been inspected or tested by the agent



Viewing & Further Information

Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com

