



Eagle Star House, 11 Friar Lane, Leicester, LE1 5RB

Development opportunity with prior approval for conversion to residential apartments

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**AVISON
YOUNG**

Eagle Star House

The Property

The property comprises an attractive character brick building, constructed in 1894 which occupies a 0.094 acre (0.038 ha) plot in the heart of the Old Town, on the corner of Friar Lane and Grey Friars.

The property extends to approximately 15,028 sq ft (1,396.1 sq m) NIA inclusive of basement. Floor plans with accompanying accommodation schedules are available within the data room.

The existing office accommodation is arranged across 5 floors from ground to fourth floor level. The property benefits from prior approval for the retention of the ground floor as commercial (E class) and for the conversion of the upper floors to 18 no. residential apartments providing 16 one-bedroom apartments and 2 two-bedroom apartments.

Each floor is accessible using the single main staircase or passenger lift with WC facilities available on each floor and kitchens on the basement and fourth floor levels. The building has retained numerous original features and also benefits from a small courtyard.



Conversion opportunity suitable for a range of alternative uses with potential for extension (STP)



Prominent corner building with original character features



Vacant freehold office building



Close proximity to St Martins Square, Highcross Shopping Centre & Castle Park



Location

Map



Avison Young | For sale - Eagle Star House- 11 Friar Lane

Location

Leicester is approximately 22 miles south of Nottingham, and 28 miles to the north of Northampton and 33 miles north-east of Birmingham.

The property is located in Leicester City Centre's Old Town within close proximity to St Martins Square and the city's retail core.

The property is situated at the southern end of Grey Friars close to the intersection with Friar Lane. It lies adjacent to the Grey Friars Regeneration scheme. The area has benefitted from significant public realm improvements in recent years.

The property is conveniently located 0.1 miles (2 minutes' walk) from the Town Hall bus stop, 0.4 miles / 8 minutes' walk from Leicester West Bridge railway station and 0.6 miles/14 minutes' walk Leicester Train and coach Station which offers wider connectivity to the national rail network.

Junction 21 of the M1 motorway and Junction 3 of the M69 motorway are located 4.1 miles to the southwest of the property.

Planning

The property currently benefits from prior approval, granted at Appeal on 6th September 2024, permitting the retention of the ground floor for Class E use, with residential apartments proposed within the upper floors.

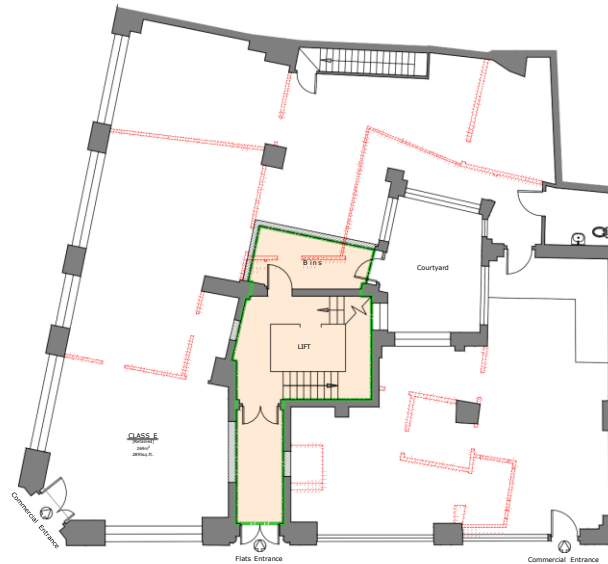
The planning policy for the area is included within the City of Leicester Local Plan (adopted Jan 2006) and the Core Strategy (adopted Jul 2014). A new local plan for 2020-2036 is currently under independent examination.

The building is situated in a Conservation Area.

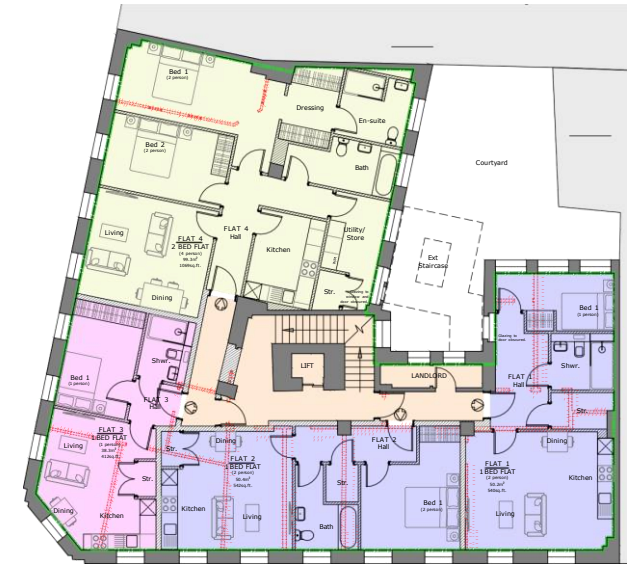
Approved Proposals- Floor Plans



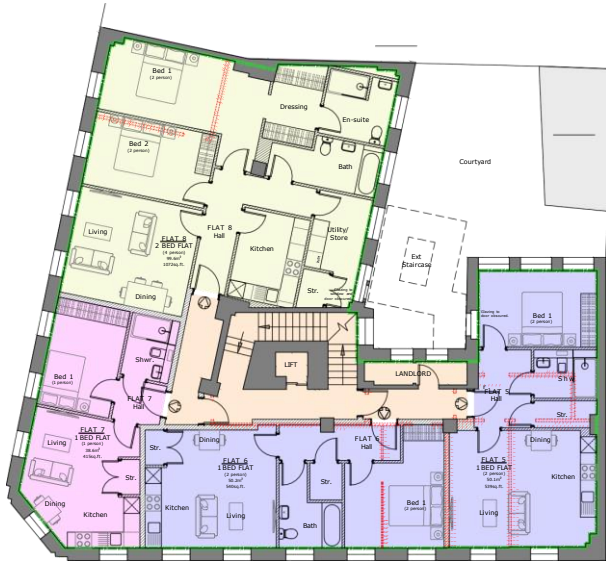
Basement: Commercial Use Class E



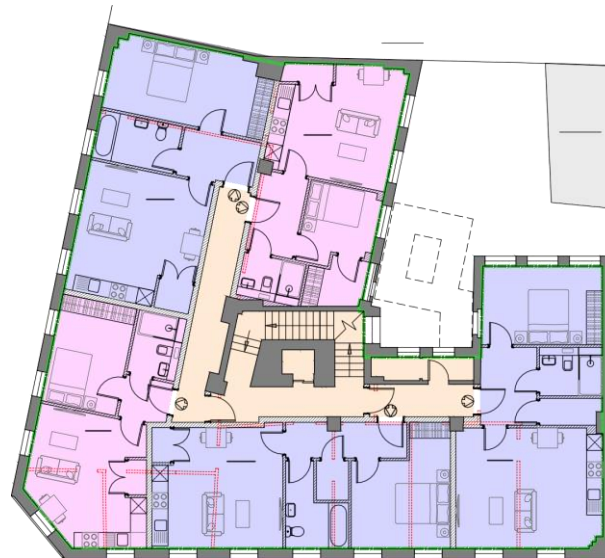
Ground Floor: Commercial Use Class E



First Floor: 4 Apartments



Second Floor: 4 Apartments



Third Floor: 5 Apartments



Fourth Floor: 5 Apartments

Property Detail

Tenure

The property is to be sold freehold in its current condition.

The property is sold subject to all third party rights, easements and statutory designations currently passing. Prospective purchasers must make their own enquiries in this regard.

Services

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage and should reply on their own enquiries with the relevant statutory undertakers.

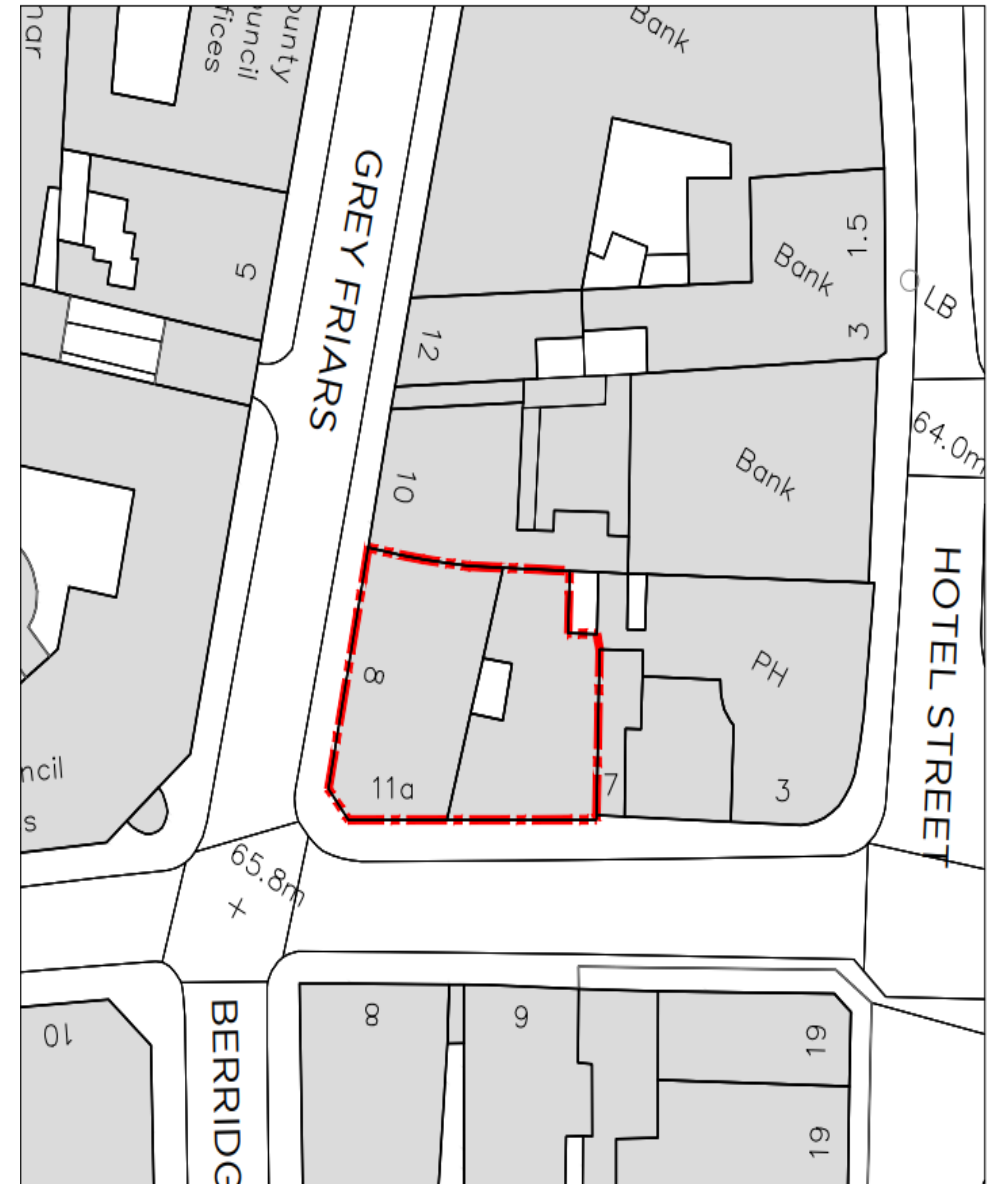
Viewing

It is intended that a number of viewing days will be arranged. Parties should contact Avison Young to arrange an inspection. No attempt should be made to gain access to the property without prior arrangement.

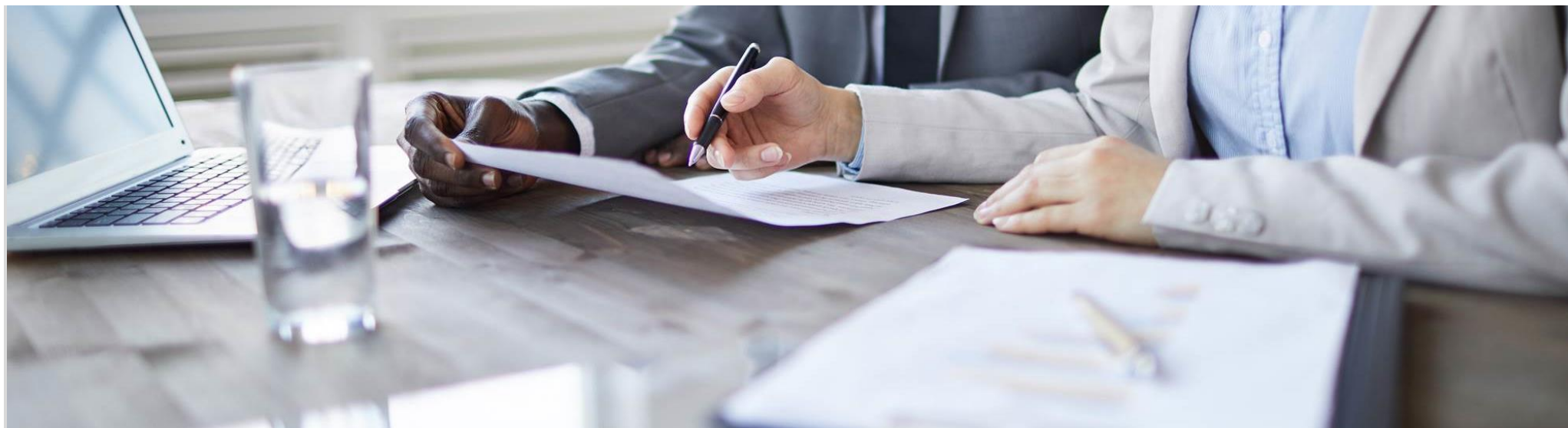
Technical Data Site

Further information in respect of the property is available in the dedicated technical data site available via the link:
<https://portal.agents-society.com/data-room/202/eagle-star-house-eagle-house>

The technical data site has been compiled by Avison Young in their capacity as advisers to the Vendor. This has been compiled from information supplied by the Vendor and information available in the public domain. The technical information is provided solely for use by recipients in considering their interest in submitting an offer for the acquisition of all or any part of the Property.



Method of Sale



EPC

The property has the following EPC rating: E -115

The EPC certificate is available on the data room.

VAT

All offers are to be exclusive of VAT which may apply.

Basis of Offers

Offers are invited for the freehold interest in the entire property.

All offers should be supported by satisfactory proof of funds and timescales for exchange and completion.

Subject to Contract

Offers are to be submitted using the bid proforma that is available within the data room together with any supporting information to the selling agents:

joe.williams@avisonyoung.com

alya.akhtar@avisonyoung.com

Interested parties are permitted to submit an offer on more than one basis.

Our client reserves the right not to accept the highest or any offer received.

For more information about this property, please get in touch.

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.