



MERCURE GRAND HOTEL, GRANBY STREET, LEICESTER, LE1 6ES

This is an excellent opportunity to acquire former restaurant, bar and ancillary facilities within Leicester's best-known hotel in the heart of the City. The premises are being offered as an opportunity to create a gym and health facility. The accommodation extends to a gross internal area of approximately 650 sq. m. (7,000 sq. ft.). The premises, at basement level, are directly accessible from the main hotel foyer by lift or stairs and with a separate access from Granby Street. All proposals are subject to obtaining appropriate Planning Permission.

£49,500 PER ANNUM

Call 0116 242 9933 for further information

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING

SITUATION

The Mercure Grand Hotel is situated on Granby Street in Leicester City Centre, a busy thoroughfare running between Leicester mainline railway station and the main retail core of the City. The station is a mere five-minute walk away. Leicester Cathedral and the recently-opened King Richard III Visitor Centre are also within walking distance.

In the 2011 Census, the population of the Leicester City Council area was approximately 330,000, the highest in the East Midlands, with approximately 510,000 in the wider Leicester urban area. It is, therefore, the tenth largest city in the UK and England's 11th largest urban area.

Leicester is situated adjacent to the M1 at its intersection with the M69 and, road communications are very good. The Midland Mainline Railway serves the city and the journey time to London St. Pancras is just over an hour. Furthermore, East Midlands Airport is approximately half an hour's drive away.

Leicester has a broad industrial and commercial base with nearly 25% of the population working in the manufacturing sector compared with a national average of 15%.

DESCRIPTION

The premises comprise a former restaurant, bar and ancillary accommodation in the basement area of Leicester's best-known hotel. It includes a large, former dining hall, kitchen, bar and connected areas with direct access from the main hotel foyer. There is also lift access from the all floors of the hotel and a separate entrance from Granby Street.

The Grand, as it is commonly known, is a 4 Star hotel with 106 rooms and a dedicated large car park at the rear.

The hotel already boasts a Marco's (Marco Pierre White) New York Italian restaurant on the ground floor.



ACCOMMODATION

The premises have a gross internal floor area, measured in accordance with the RICS Code of Measuring Practice, of approximately 650 sq. m. (7,000 sq. ft.)

The function room extends to 235.6 sq. m. (2,536 sq. ft.) and the bar 133.3 sq. m. (1,435 sq. ft.) The kitchen has a net area of 75.1 sq. m. (808 sq. ft.)

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING

PROPOSAL

The proposal is for an independent gym or spa operator to establish a new facility which would attract both hotel guests and the general public and to add to the excellent facilities already in place.



SERVICES

The property is connected to main electricity, gas, water and drainage services and the accommodation is heated by central heating radiators from gas-fired boilers.

PLANNING

Planning permission will be required for D2 use.



BUSINESS RATES

To be assessed.

LEASE

A new lease will be offered on an internal repairing basis for a minimum term of 5 years.



RENT

£49,500 per annum.

ENERGY PERFORMANCE CERTIFICATE

An EPC is not required.

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING

COSTS

Each party will be responsible for their own legal costs incurred in respect of this transaction.

VALUE ADDED TAX

To be confirmed.

POSSESSION

Vacant possession will be granted on completion of legal formalities.

VIEWING

Strictly by arrangement with the sole agents, Andrew Granger & Co. Please call Kevin Skipworth on 0116 2429938 or 07860 550282.

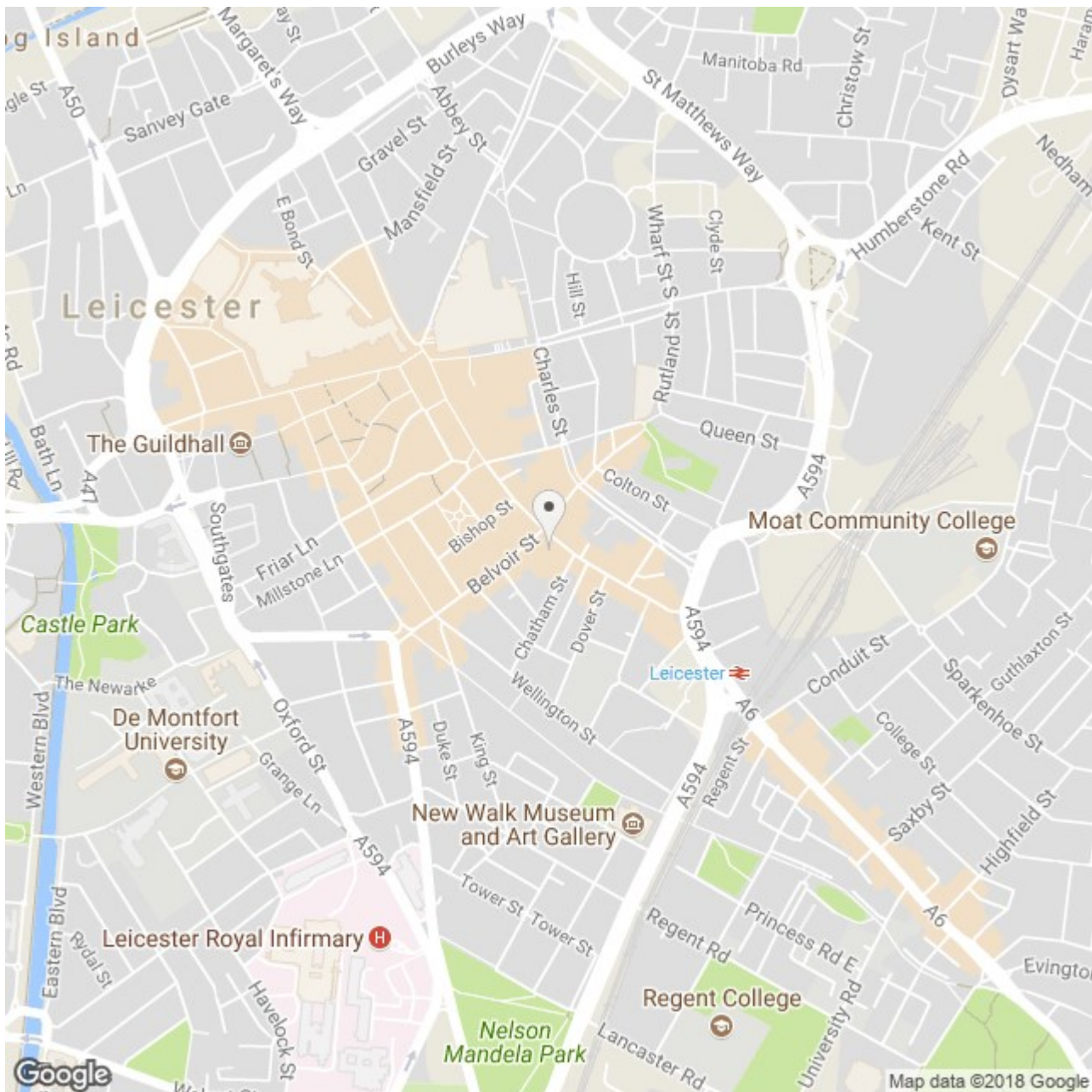


ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING

LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market Harborough, Leicestershire LE16 7AF. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.
3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.
4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828.
6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.



Call 0116 242 9938

commercial@andrewgranger.co.uk
 Andrew Granger & Co. Attenborough House,
 10-12 Rutland Street, Leicester LE1 1RD
www.andrewgranger.co.uk

