



1 Norman Street  
Leicester  
LE3 0BA



£28,500 Per annum

*Putting great property on the map*

# 1 Norman Street, Leicester, LE3 0BA

## Property Description

Readings Property Group are pleased to bring to market this restaurant / bar located on the corner of Norman Street & Narborough Road. The premises is fully fitted and ready to trade immediately and has a total net internal area of 153 sqm (1,650 sf)

The ground floor has a total space of approx. 122sqm (1314sqft) and accommodates a bar area with seating and music performance stage. It can also be used as a restaurant which can accommodate a number of covers with additional outside seating.

The first and second floors provide a kitchen / preparation room, storage and WC facilities.

## Location

The property is located on the corner of Norman Street and fronting Narborough Road, a busy and popular area of Leicester. Narborough Road accommodates a number of independent, local and national established businesses.

## Ground Floor

Bar and Seating Area  
59sm (636 sf) approx.  
Performance area  
63 sm (678 sf) approx.

## First & Second Floor

Kitchen/prep area & Storage  
31sm (335sf) approx.

## Cellar

A cellar accommodates brewery equipment.  
20sm (217sf) approx

## Outside

Additional outside seating on Norman Street.  
27sm (290sf) approx

## Terms

A new full repair and insuring lease to be agreed for a minimum term of 5 years at a commencing rental of £28,500 per annum exclusive.

A minimum three month deposit payable on signing of the lease.

## Rating Assessment

Rateable value is £16,500.

UBR (2018/19) 0.493

Estimated rates payable (2018/19) £10,846

Prospective tenants are required to confirm rates payable with the local authority and any questions regarding rates relief must be raised with the local authority.

## Energy Performance Certificate

EPC Rating - E

## Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs for the preparation of the lease.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Application Fee

Individual / Sole Trader £150 plus VAT.

If Company, then a guarantor application will be required too. This will cost £250 plus VAT.

In addition two trade references are required.

## Viewing

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar). (0116) 2227575

## Agent Notes

CONSUMER PROTECTION LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.



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