

FORMER WALKABOUT

17-23 BELVOIR STREET, LEICESTER LE1 6SL

VACANT PUBLIC HOUSE IN LEICESTER FOR SALE OR TO LET



savills



BELVOIR STREET

WALKABOUT

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Fire exit
Keep clear

HIGHLIGHTS INCLUDE:

- Freehold pub with vacant possession
- New free of tie lease
- Prominent Leicester town centre location
- Potential for substantial turnover
- Property arranged over four levels extending to c17,552 Sq Ft (1,630 Sq M)
- Mid-terrace property with access from Belvoir Street
- Pavement licence to the front elevation
- Vacant first and second floor providing the potential for alternative uses subject to the necessary consents
- Property benefits from a 3am premises licence all week
- Guide Price: Offers in excess of £750,000 + VAT
- Guide Rent: Offers in excess of £85,000 per annum

LOCATION

Located in the city of Leicester, 11.5 miles (18.5 kilometres) south of Loughborough and 38.6 miles (62.1 kilometres) east of Birmingham.

The Former Walkabout is situated on Belvoir Street within central Leicester, forming part of a busy and established leisure circuit. Nearby notable operators include The Knight & Garter (Everards), O'Neill's (Mitchell & Butlers) and Hogarths (Amber Taverns). Leicester Train Station lies approximately 0.5 miles to the south-east, providing East Midlands Railway services to London St Pancras in around 1 hour and 11 minutes.

DESCRIPTION

The Former Walkabout comprises the basement, ground, first and second floors of a substantial end of terrace building with painted rendered and brick elevations beneath both pitched and flat roofs.

LINKS

LOCATION



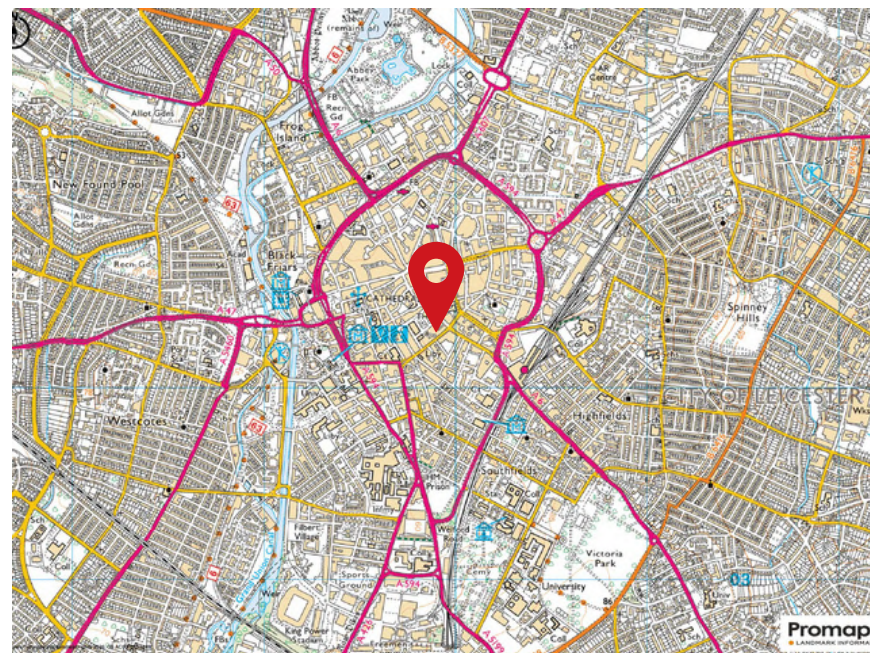
GOOGLE STREET VIEW



DRONE VIDEO



360 PANORAMIC



ACCOMMODATION

- Ground Floor** The ground floor provides an open plan trading area with the main bar to the side and seating on loose tables, chairs and benches for 160 customers. Ancillary areas comprises customer WC's, trade kitchen and a number of stores.
- Basement** There are two basements at the property which provide the cellar and stores.
- First Floor** The first floor is split in to two areas and comprises the staff room, staff WC's, office and managers flat which provides one bedroom, bathroom and kitchen/living room. There is a former factory to the rear which is currently vacant.
- Second Floor** The second floor comprises the former factory that is currently vacant.
- External** Externally, there is a seating area to the front of the property for 12 customers, which is held by way of a pavement licence.

TENURE

The property is held freehold (Title Numbers LT323772 & LT26154).

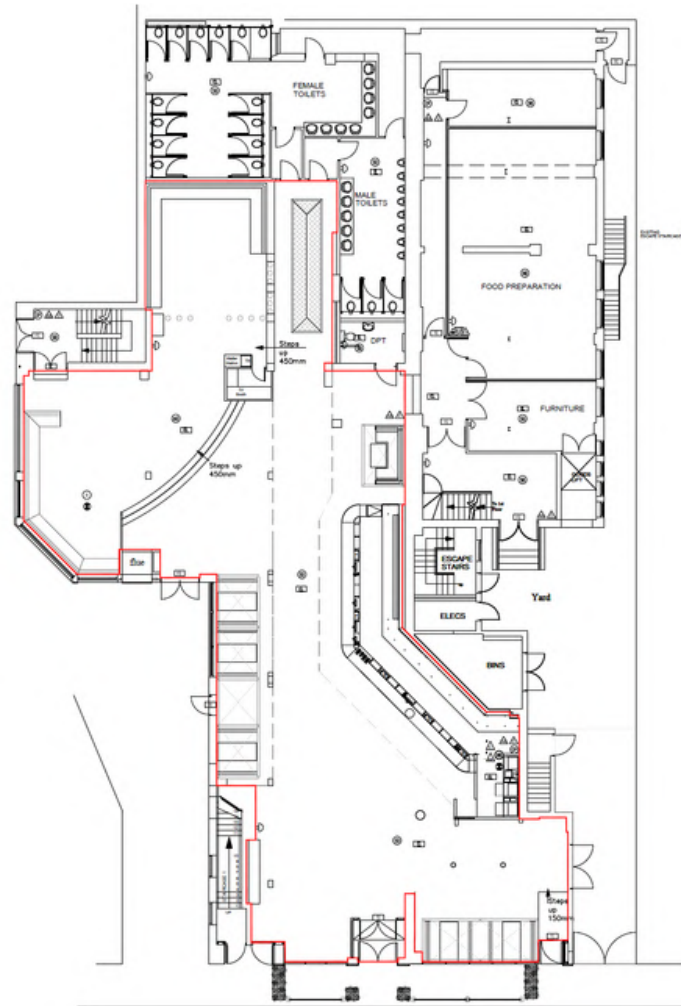
FLOOR AREAS

The property has the following approximate gross internal areas.

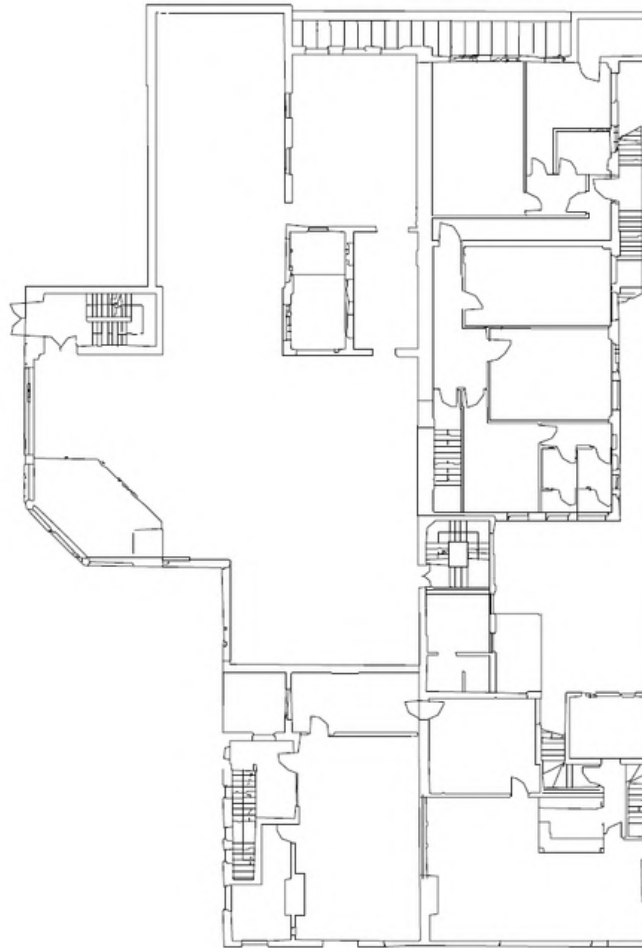
Area	Sq M	Sq Ft
Basement 1	72	770
Basement 2	166	1,790
Ground Floor	695	7,485
1st Floor	697	7,507
2nd Floor	Not measured	Not measured
Total	1,630	17,552



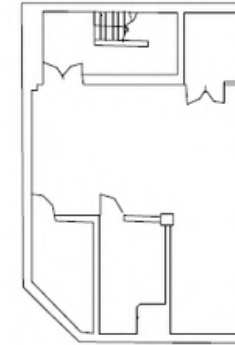
FLOOR PLANS



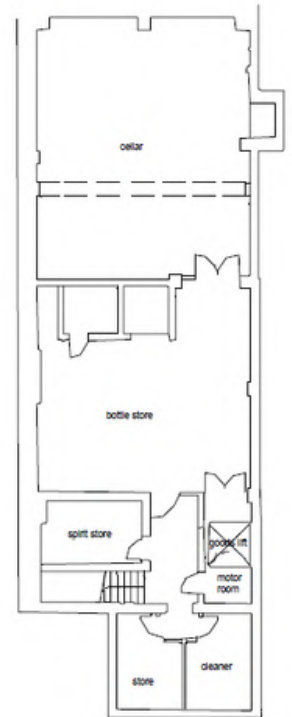
First Floor - UNOCCUPIED



Basement area 1



Basement area 2



PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol on the following times:

- Monday to Saturday: 9:00am to 3:00am
- Sunday: 11am to 3:00am

PLANNING

The property is neither listed nor situated within a Conservation Area.

EPC

B-39

RATEABLE VALUE

£104,500

TERMS

Offers are invited in excess of £750,000 plus VAT for the benefit of our client's freehold interest. Alternatively, rental offers are invited in excess of £85,000 per annum for a new free of tie lease on terms of be negotiated.

VAT

The property is elected for VAT which will be chargeable in addition to the purchase price and rent.

FIXTURES & FITTINGS

The fixtures and fittings can be included by way of separate negotiation.





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MONEY LAUNDERING

Prospective purchasers/tenants will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole agent Savills and under no circumstances should any direct approach be made to any of the pub staff.

CONTACT

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