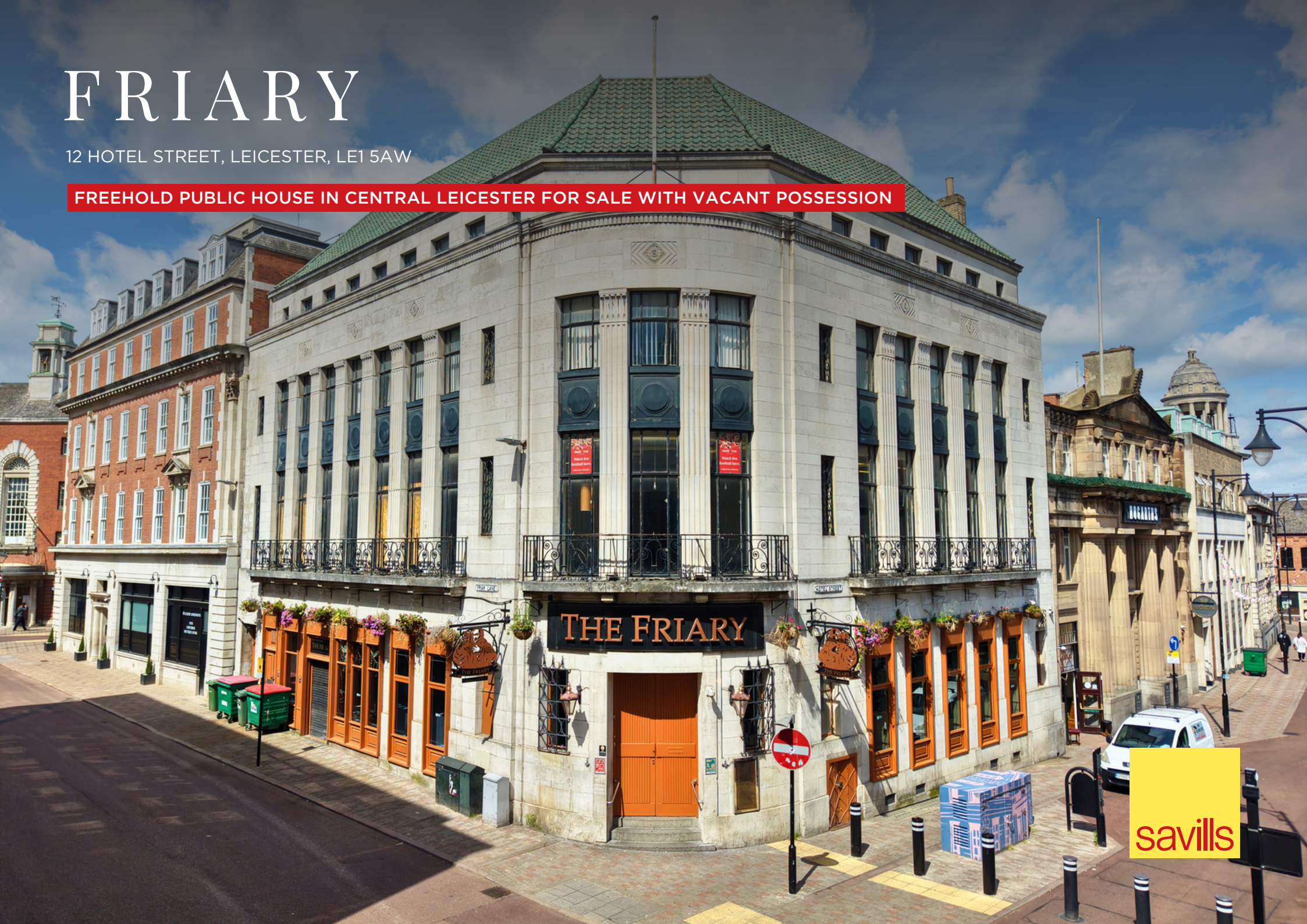


FRIARY

12 HOTEL STREET, LEICESTER, LE1 5AW

FREEHOLD PUBLIC HOUSE IN CENTRAL LEICESTER FOR SALE WITH VACANT POSSESSION



savills



HIGHLIGHTS INCLUDE:

- Substantial freehold public house in central Leicester
- Available with vacant possession
- Short distance from Leicester Train Station
- Property arranged over five levels and extends to 16,529 Sq Ft (1,536 Sq M) across basement, ground, first, second and third floors
- Site extending to 0.097 acres
- Former office space located at first, second and third floors
- Property benefits from a late licence until 1:30am on Friday and Saturday
- Offers are invited in excess of £650,000 + VAT

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 Friary is situated at the junction of Hotel Street and Market Place Street within central Leicester alongside other notable operators include The Knight & Garter (Everards), O'Neill's (Mitchell & Butlers) and Hogarths (Amber Taverns). Leicester Train Station is situated 0.5 miles to the south-east and provides East Midlands Railway services to London St Pancras in 1 hour and 11 minutes.

DESCRIPTION

The property comprises the basement, ground, first, second and third floors of a four storey corner building with exposed stone elevations beneath a pitched tile roof.

LINKS

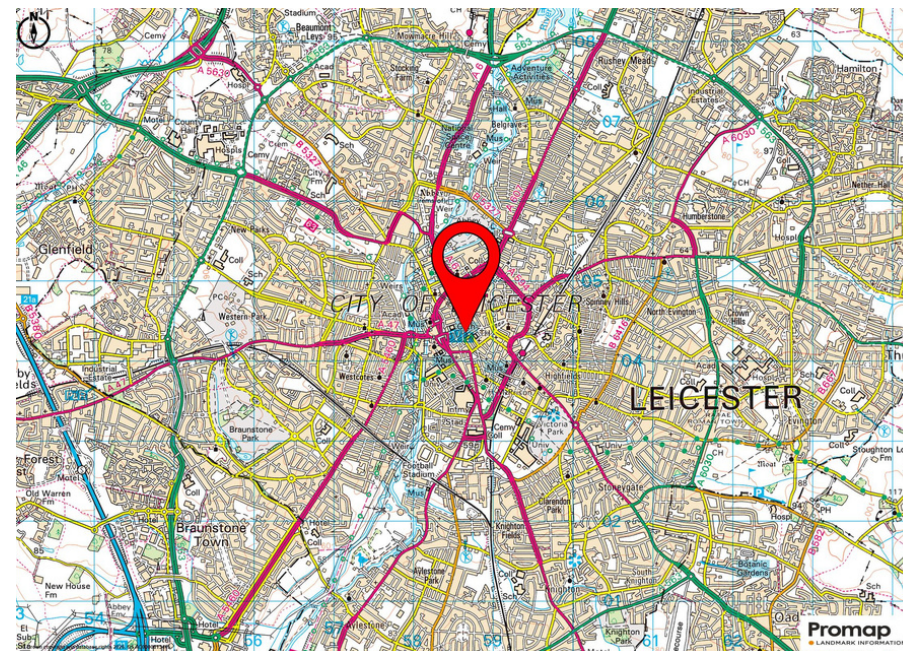
GOOGLE STREET VIEW



BIRDS EYE VIEW



VIRTUAL TOUR



ACCOMMODATION

Basement

The basement provides cellar, stores as well as a commercial kitchen, ladies WC's, staff room and boiler room.

Ground Floor

The ground floor provides an open plan trading area with the bar servery located to the rear and seating on loose tables, chairs, booths and benches for 144 customers. Ancillary areas include a glass wash, and male WC's located to the rear.

Upper Floors

The first, second and third floors comprise former office space which is currently vacant with separate access via an internal staircase. Ancillary areas include customer WC's located on each floor as well as a small kitchenette.

TENURE

The property is held freehold (Title Number LT299115).

PREMISES LICENCE

The property has the benefit of a Premises Licence which permits the sale of alcohol at the following times:

- Sunday to Thursday: 8am - 12:30am
- Friday to Saturday: 8am - 1:30am

PLANNING

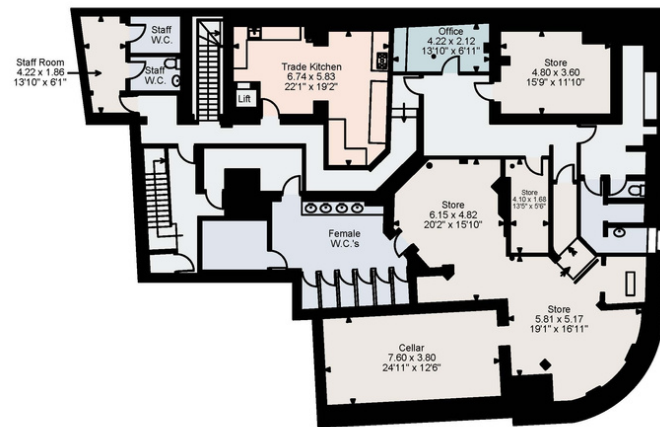
The property is not listed but is situated within the Market Place Conservation Area.



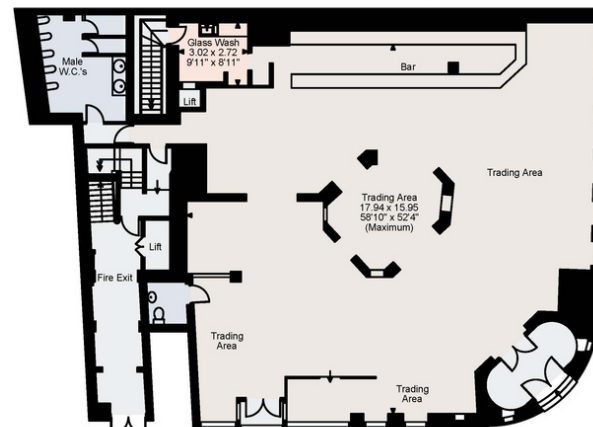
FLOOR PLAN

12, Hotel Street, Leicester

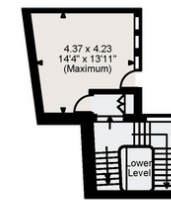
Besement gross internal area = 3,379 sq ft / 314 sq m
 Ground Floor gross internal area = 3,767 sq ft / 350 sq m
 Mid Landing Floor gross internal area = 289 sq ft / 27 sq m
 First Floor gross internal area = 3,091 sq ft / 287 sq m
 Second Floor gross internal area = 3,160 sq ft / 294 sq m
 Third Floor gross internal area = 2,843 sq ft / 264 sq m
 Total gross internal area = 16,529 sq ft / 1,536 sq m



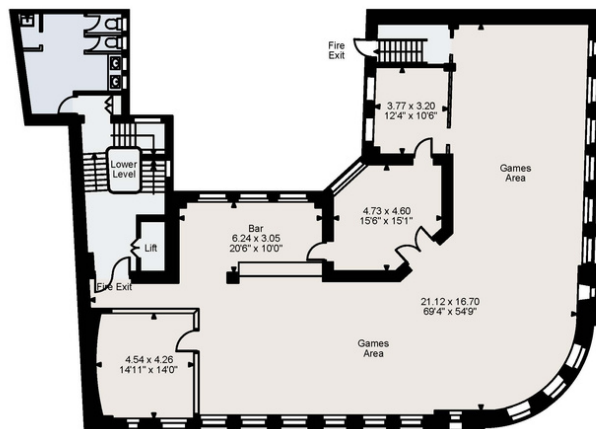
Basement



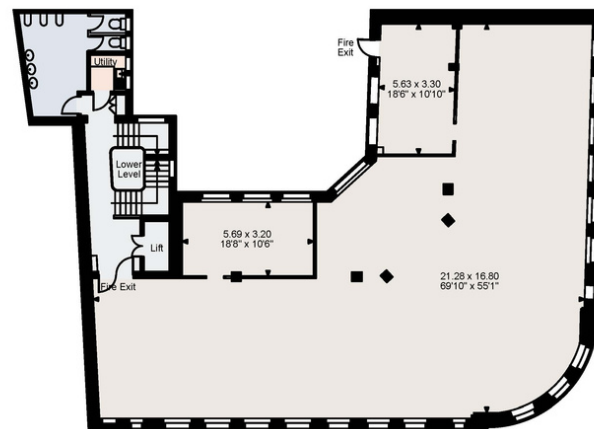
Ground Floor



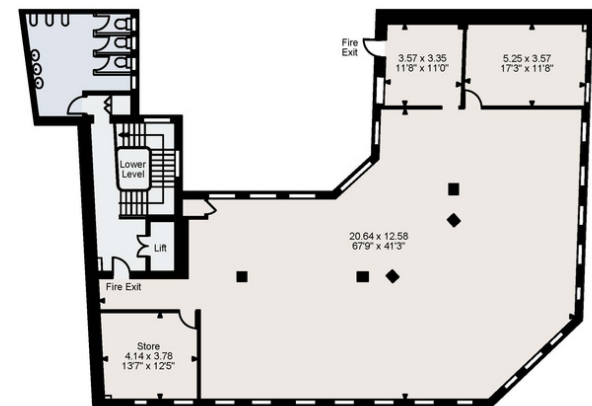
Mid Landing Floor



First Floor



Second Floor



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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EPC

C - 70

RATEABLE VALUE

£60,000.

TERMS

Offers are invited in the excess of £650,000 for the benefit of our clients freehold interest with vacant possession.

VAT

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

FIXTURES & FITTINGS

The fixtures and fittings may be available by way of a separate negotiation.

MONEY LAUNDERING

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





VIEWINGS

All viewings must be arranged through the sole agents Savills. Please note the pub is currently open for trade however, under no circumstances should any direct approach be made to any of the staff.

CONTACT

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