

ANDREW+
ASHWELL



To Let

Restaurant Premises

+ 42 Silver Street + Leicester + LE1 5ET



2,663 Sq Ft

Initial rent: £25,000 per annum



**Two storey
dining**



**Formerly circa
130 covers**



**Attractive
decorative
features**



**Enclosed rear
courtyard**



**Prominent
evening trade
position**



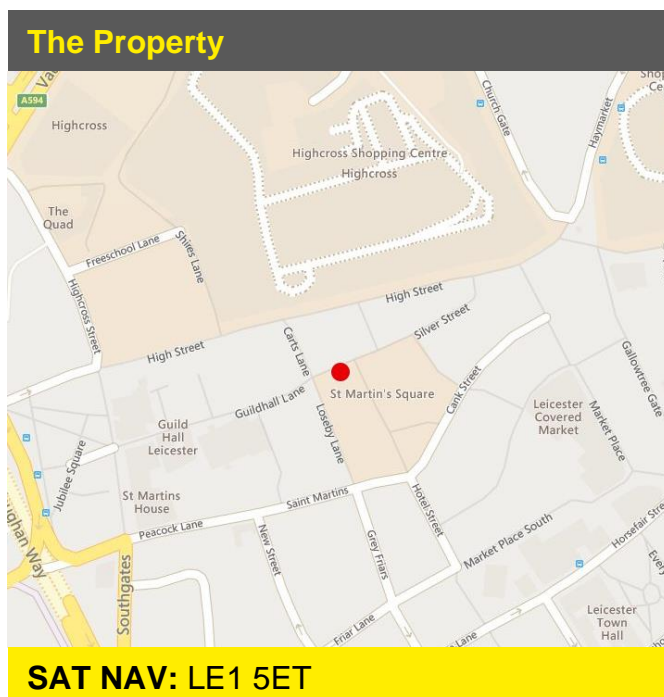
0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD



Location

The property occupies a prominent position to Silver Street, Leicester, within The Lanes, an attractive boutique location.

Business mix in the area is characterised with a mixture of national and localised retailers, casual dining operators and licenced premises.





Description

A mid terraced three storey Grade II Listed premises, incorporating timber sash windows to the front elevation and pitched roof over. An attractive rear wing, with exposed timber beams, is connected to the main building with curtain glazing.

The property comprises ground and first floor dining, providing circa 130 covers, with prep kitchen at ground floor and basement storage. WCs are located on first and second floor, along with staff facilities.

A rear courtyard provides additional seating along with bin storage.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
<u>Ground floor</u> Dining	1,001	93
<u>Ground floor</u> Prep/Chiller	495	46
<u>First floor</u> Dining	866	80.5
<u>Second floor</u> Stores	140	13
<u>Basement</u> Stores	161	14.9
TOTAL	2,663	247.4





Rating Assessment

Rateable Value (2023): £25,500

U.B.R (2023/2024): £0.512

Est. Rates Payable (2023/2024): £13,056

Rating information is for guidance purposes only.

Energy Performance Certificate

51:C

Certificate ref: 0264-0246-9327-5004-5104

Terms

The property is available on full repairing terms for a period to be agreed. An initial rent of **£25,000 per annum exc.** will apply, subject to annual increases. More information is available upon request.

VAT

Prices are quoted excluding VAT which is payable at the prevailing rate.

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

Unrepresented parties are recommended to obtain professional advice.

Viewing

Strictly by appointment with the sole agent

Kelvin Wilson
kww@andash.co.uk
07702 369 280

Joe Dodd
jpd@andash.co.uk
07541 637 028

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