



To Let

Prestigious Restaurant Opportunity

+ Orton Square + Leicester + LE1 1RE



3,685 Sq Ft

Initial rent: £30,000 per annum exc.



**Prime position
within the
Cultural Quarter**



**Large attractive
frontage**



C. 150 covers



**Flexible
basement space**





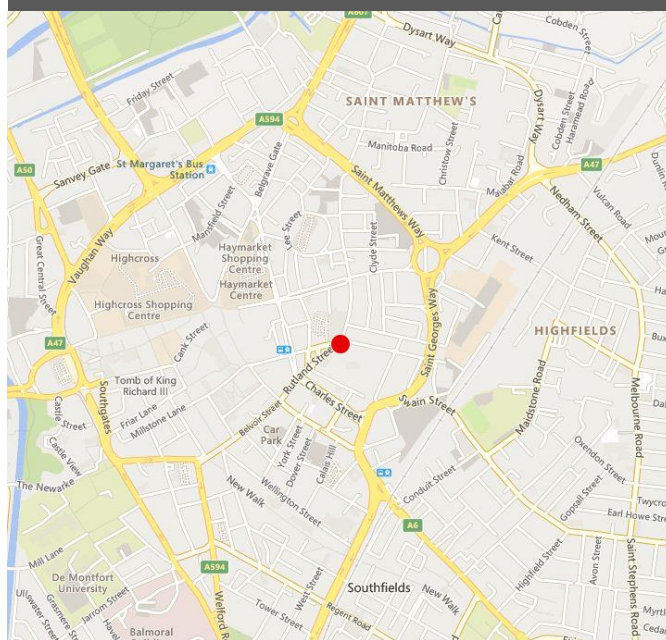
Location

The property occupies a prominent location within the Cultural Quarter of Leicester, Orton Square. Immediately located adjacent to the Curve Theatre and Athena Events Venue, within the ground floor of a prestigious building, the property has a prime position.

Other offerings in the area include independent bars and eateries, including the creative hub of LCB Depot, which centres around a number of cultural events in the locality throughout the year.

Travel links are good, with Leicester train station being located c. 0.5 miles away, and an NCP car park adjacent to the Curve Theatre.

The Property



SAT NAV: LE1 1RE





Description

The property form a prestigious restaurant opportunity within the ground floor of a decorative Grade II Listed building, including a number of arched glazed fronted windows to the main restaurant areas.

The property is currently fitted out to provide c. 150 covers over ground and basement level, comprising main dining area at ground floor with bar, along with more intimate private dining areas and a booth setting. Kitchen along with cold room storage is at ground floor, with accessible toilet.

The basement comprises flexible accommodation, formerly used as dining and events space with a bar. A pot wash kitchen is at basement level, including dumb waiter. M/F WCs are at basement level with a managers office.

A grassed area to the south west of the site allows for al fresco dining. Leicester City Council have also formerly permitted outdoor seating within Orton Square.

Accommodation

DESCRIPTION	SIZE (sq.ft.)	SIZE (sq.m.)
<u>Ground floor</u> Restauarant / Bar	1,883	174.9
<u>Ground floor</u> Kitchen / Stores	485	45.1
<u>Basement</u> Flex. Accommodation	837	77.8
<u>Basement</u> Pot Wash / Stores	410	38.1
<u>Basement</u> Office	70	6.5
TOTAL	3,685	342.3





Terms

The property is available to let for a period to be agreed. An initial rent of **£30,000 per annum exc.** will apply, subject to annual increases. More information is available upon request.

VAT

Prices are quoted excluding VAT.

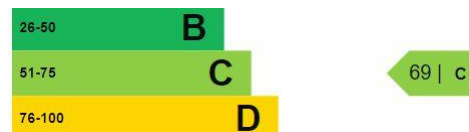
Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

Rating Assessment

Rating information is available upon request.

Energy Performance Certificate



Viewing

Strictly by appointment with the sole agent

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

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

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