

ANDREW+
ASHWELL



TO LET

Prominent Restaurant Unit in Sought-After Location

Ground Floor 65-69 London Road + Leicester + LE2 0PE



4,329 Sq Ft
(402.2 Sq M)

£65,000 Per Annum



**Wide frontage onto
London Road**



**Fitted commercial
kitchen**



Circa 120 covers



**Attractive internal
layout**

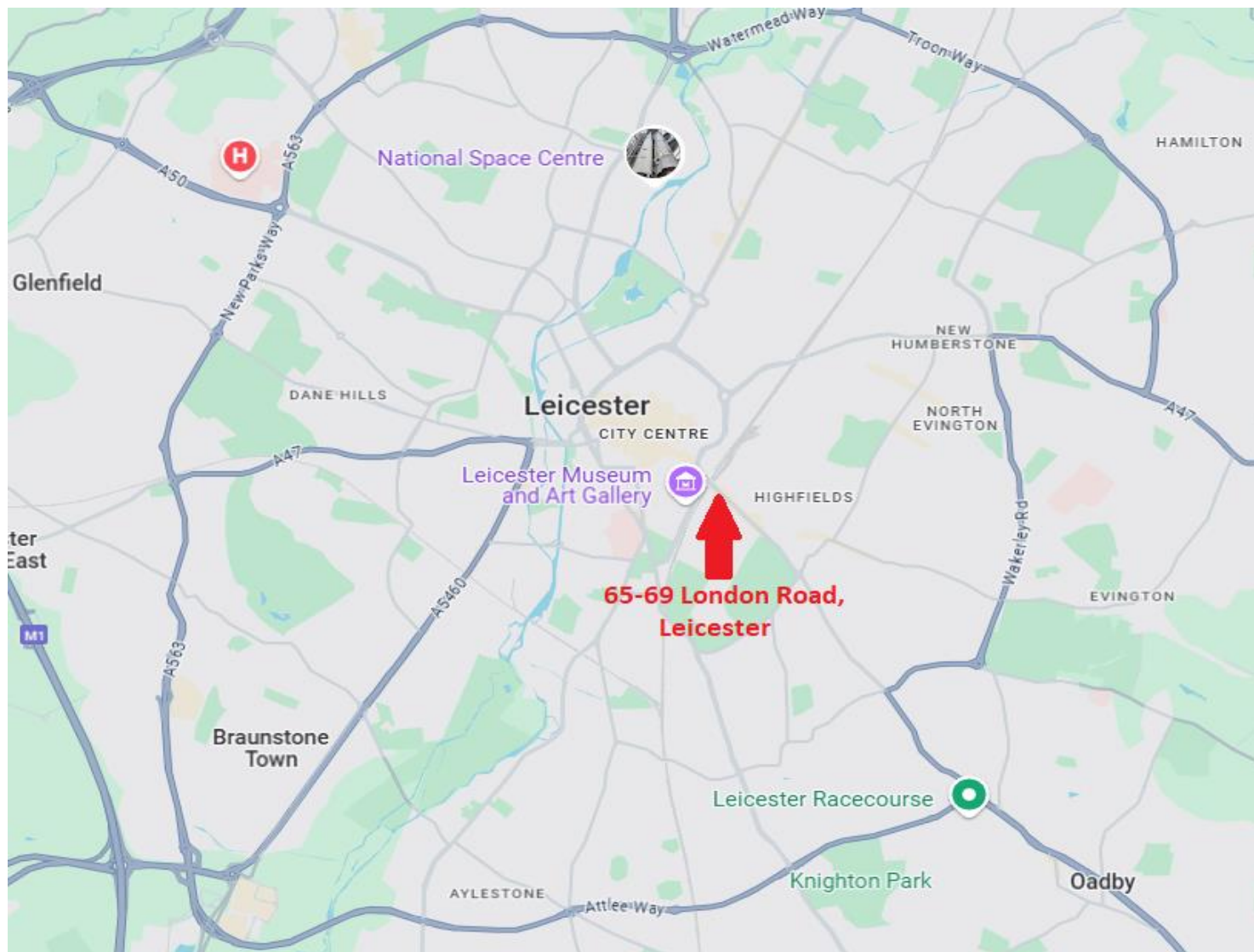


**Municipal parking
nearby**



**Available
immediately**

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

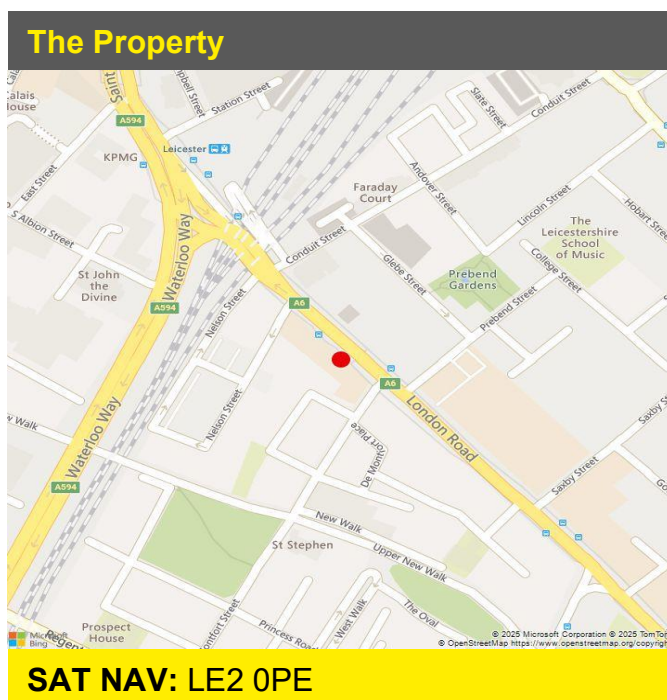


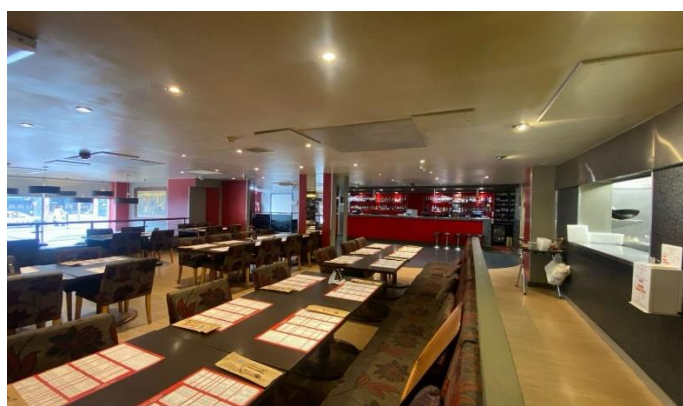
LOCATION

The property occupies a prominent mid-terraced position fronting London Road in Leicester city centre, an arterial route with a high volume of passing traffic and access to several public transport links including Leicester Railway Station located approximately 200 yards to the north-west.

The immediate locality is occupied by a mix of national and local restaurant, bar, and retail operators to include Tesco Extra, Captain Haddock's, Manjaros, Baskin Robins, Sainsbury's, Dominos Pizza and more.

Municipal car parking is available nearby via the Nelson Street car park and on-street bays.





DESCRIPTION

The ground floor and basement of a multi-storey premises with prominent glazed triple-frontage onto London Road, clad in faux-stone and currently fitted as a restaurant with commercial kitchen, cold stores, and relevant extraction facilities.

A recessed entranceway is provided to the left of the front elevation, with reception and fitted bar area accessible immediately upon entry. To the right-side, an open-plan dining area offering space for approximately 120 covers via a mixture of fitted booth seating and central tables, with a lowered section offering seating with natural light and external views via the glazed front.

Following the sales area, a part-show kitchen with stainless steel fittings to the perimeter walls and central island. Additionally to the rear-right, a private kitchen area incorporating further fitted cooking equipment and extraction facilities with large cold store and rear access door providing delivery entrance and egress to a covered external bin-store.

Staff access to the basement is provided via a staircase to the central part of the kitchen, providing immediate entrance to a common area with a mixture of stores, plant facilities, private staff WCs with changing area and ancillary, and a further cold store off.

Customer WCs are accessible via a separate spiral staircase to the left of the sales area, leading to a basement common reception, with large separate male and female facilities off. A disabled-access WC is provided to the rear of the ground floor.

The premises is fitted with all services to include three-phase electrics and gas, with security alarm and CCTV with associated monitoring system in place.

Existing fixtures and fittings are available for purchase by way of separate negotiation. Floorplans available on request.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Restaurant / Sales	2,395	222.5
Kitchen / Cold Stores	858	79.7
Basement Stores / Staff	1,076	100
TOTAL	4,329	402.2



RATING ASSESSMENT

Rateable Value (2023):	£48,250
U.B.R (2025/2026):	£0.499
Est. Rates Payable (2025/2026):	£24,077

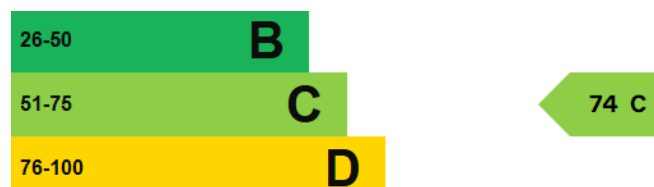
Rating information is for guidance purposes only and should not be relied upon.

TERMS

The premises are available by way of a new internal repairing and insuring lease for a term to be agreed at an initial rent of **£65,000 Per Annum exc.**

A service charge to provide contribution to external repairs may be applicable. Further information upon request.

ENERGY PERFORMANCE CERT.



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

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

Joe Reilly
jtr@andash.co.uk
07802 436 636

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Andrew & Ashwell or its employees or agents. Neither Andrew & Ashwell nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Andrew & Ashwell will accept no liability for consequential loss arising from these particulars or any negotiations in