

ANDREW+
ASHWELL



For Sale

Leisure Investment Opportunity

1-3 Braunstone Gate + Leicester + LE3 5LH



3,064 Sq Ft
(284.7 Sq M)

£375,000 for the Freehold



Passing rent:
£30,000 per
annum



Popular inner
city trading area



Prominent
return frontage



Unexpired term
of circa 5 years



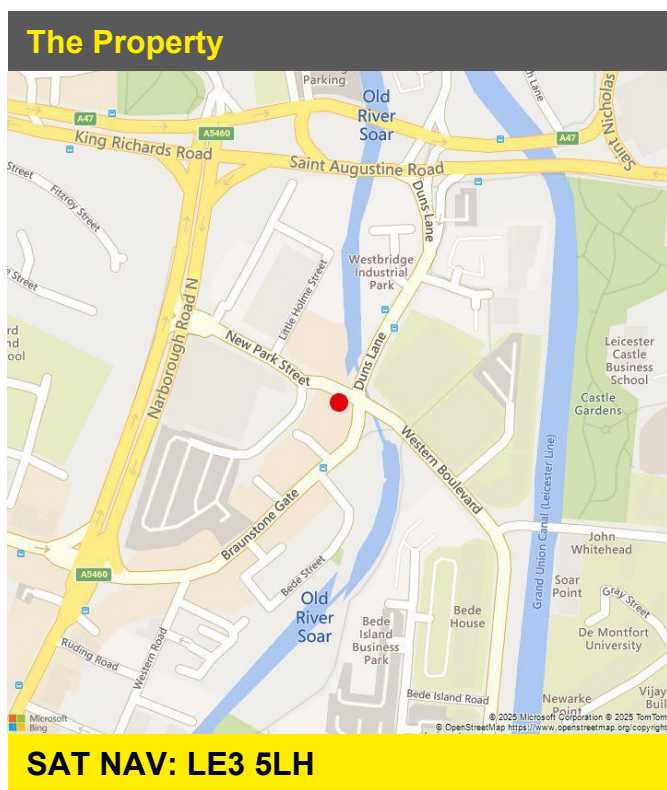
0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

Location

The property occupies a prominent corner position at the junctions of Braunstone Gate and New Park Street, within a popular inner city trading location lying circa 1 mile South West of Leicester City Centre, known as the West End.

The area is characterised with a mixture of residential and commercial uses, with a variety of localised businesses in the vicinity.

Positioned less than 0.5 miles from De Montfort University and 1.5 miles from Leicester University, the West End is densely populated with students, with c. 35,000 within the City across the two Universities.



Energy Performance Certificate

A copy is available upon request.

Description

The premises comprise a number of two storey semi detached buildings which have been amalgamated and extended at the rear to provide a bar / private hire venue. The original frontage buildings are of solid red brick construction beneath a series of pitched slate roofs, whilst the rear extension is predominantly of brick construction with a flat roof over.

Internally, the ground floor has been configured in the main to provide open plan bar accommodation, which benefits from a good degree of natural lighting, provided by the extensive glazing within the return frontage.

A spiral staircase provides access to the first floor where is a further bar area together with ancillary offices, WC facilities and stores. The loft area has been converted in part to provide staff living accommodation.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	2,075	192.8
First Floor	711	66.1
Second Floor	278	25.8
TOTAL	3,064	284.7

Terms

The freehold interest is for sale at a guide price of **£375,000**, subject to the Tenancy.

The Tenant has been in occupation since 2018. A new lease to Midland Venues Ltd (Company No: 15973416), plus personal Guarantor, was granted for a term of 5 years from the 24th August 2025, on a fully repairing and insuring basis. The passing rent is **£30,000 per annum**. The lease is protected by virtue of the security of tenure provisions under the Landlord and Tenant Act 1954.

Prices are quoted excluding VAT, although if VAT is applicable, it is anticipated that the sale will be treated as a Transfer of Going Concern (TOGC).

Viewing

Strictly by appointment with the sole agent

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