

Lot 15, 30-32 Granby Street, Leicester, Leicestershire LE1 1DE

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Substantial City Centre Freehold Retail and Residential Investment

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Property Information

Substantial City Centre Freehold Retail and Residential Investment

- Substantial property totalling approx. 1,611 sq. m. (17,344 sq. ft.)
- Ground floor & basement let to Lear Food and Beverage Ltd (t/a &KITH)
- Coffee shop/restaurant lease expires February 2035 (subject to option)
- x 27 separately accessed residential flats above; all fully let on AST's
- Central location close to several other restaurants & bars and a 7 minute walk to Leicester Railway Station
- Nearby occupiers include San Carlo Restaurant, Tesco Express, Boots the Chemist, Nando's and The Curve Theatre

Lot

15

Auction

30th October 2025

Rent

£310,260 per Annum

Status

Available

Sector

Retail, Residential

Auction Venue

Live Streamed Auction

On Instruction of Receivers

Location

Miles

23 miles south of Nottingham, 35 miles north-east of Birmingham

Roads

M1, M69, A6, A50, A47

Rail

Leicester Railway Station (1 hour 8 mins to London St Pancras International)

Air

Nottingham East Midlands Airport

Situation

Granby Street forms one of the main pedestrian routes leading into Leicester City Centre from the railway station. The property is situated on the north side of Granby Street with nearby retailers including San Carlo Restaurant, Tesco Express, Boots the Chemist, Nando's and several restaurants and bars, as well as The Curve Theatre.

Tenure

Freehold.

EPC

The EPC's will be available to view online in the solicitor's legal pack.

Description

The property comprises a substantial 5-storey building with a coffee shop/restaurant on the ground floor & basement, 27 separately accessed residential flats (17x studios, 5x 1 bed, 2x 2 bed & 3x 3 bed) arranged on the four upper floors. The flats are accessed via a separate entrance on Granby Street.

VAT

VAT may be payable on this lot - please see Special Conditions of Sale.

Note

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx. sq. m.	Floor Areas Approx. sq. ft.	Tenant	Term	Rent pa	Rent Review
Ground/Basement	Retail/Ancillary	632	(6,812)	LEAR FOOD AND BEVERAGE LTD with a personal guarantee	15 years from 05/02/2020 (1)	£45,000	05/02/2030
First to Fourth Floors	Residential 17x studio 5x 1 bed 2x 2 bed 3x 3 bed	978	(10,532)	VARIOUS INDIVIDUALS	27 flats let on various AST's all commencing from 2023 to 2025. Rents range from £624 pcm. to £1,625 pcm. - please see legal pack for full schedule of tenancies.	£265,260	-
Total		1,610	(17,344)			£310,260	

(1) The lease is subject to a tenant only break option on 05/02/2030.

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&KITH Café

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Flat 9-Studio

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Flat 26-x2 bed flat

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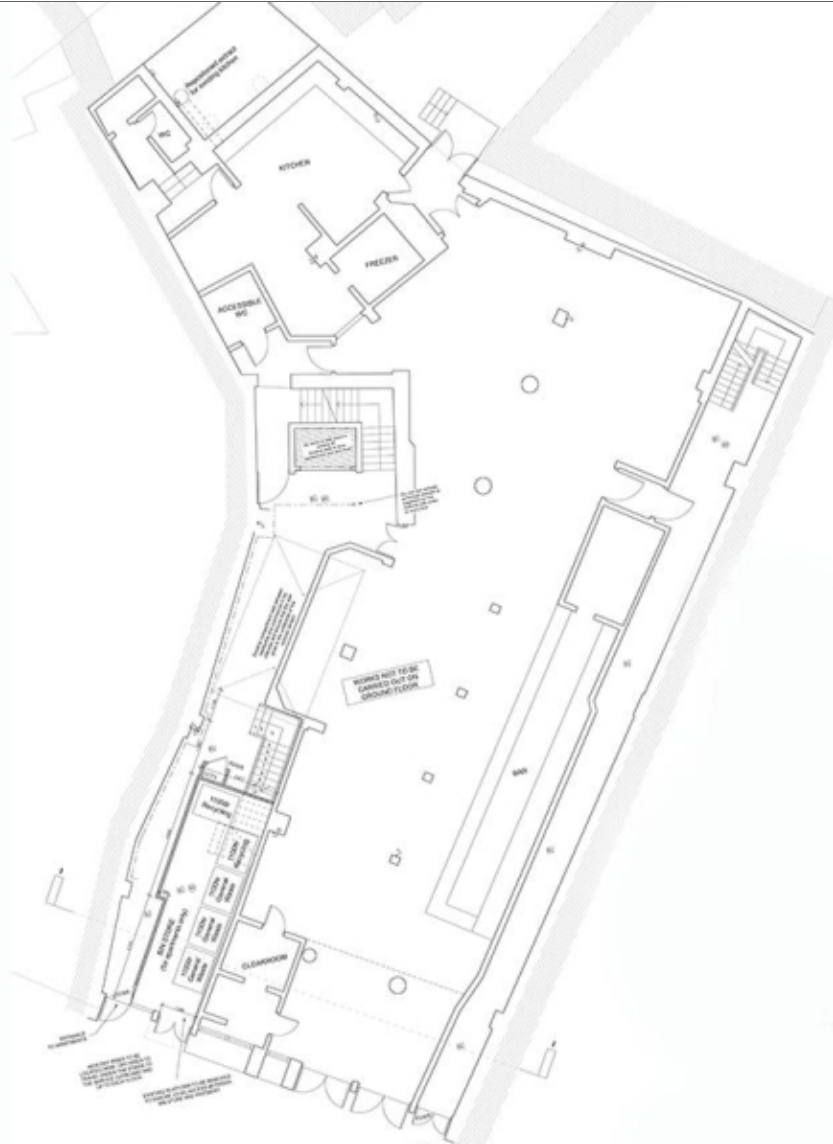


Flat 27-x3 bed flat

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Ground Floor Plan



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First Floor Plan



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Second Floor Plan



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Third Floor Plan



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Fourth Floor Plan



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2024