

# Lot 20, 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For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)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

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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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; 25 let on separate tenancy agreements, with only two vacant flats
- 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

20

#### Auction

30th October 2025

#### Rent

£285,569 per Annum  
plus 2x 3 bed flats to let

#### Sector

Retail, Residential

#### Status

Available

On Instruction of Receivers

#### Auction Venue

Live Streamed Auction

### 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 sq m	(6,812 sq ft)	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 sq m	(10,532 sq ft)	VARIOUS INDIVIDUALS (25 let; 2x 3 bed flats vacant)	25 flats let on various AST's all commencing from 2023 to 2025. Rents range from £635 pcm to £1,625 pcm - please see legal pack for full schedule of tenancies.	£240,569	-
<b>Total</b>		<b>1,610 sq m</b>	<b>(17,344 sq ft)</b>			<b>£285,569 pa plus x2 vacant flats</b>	

(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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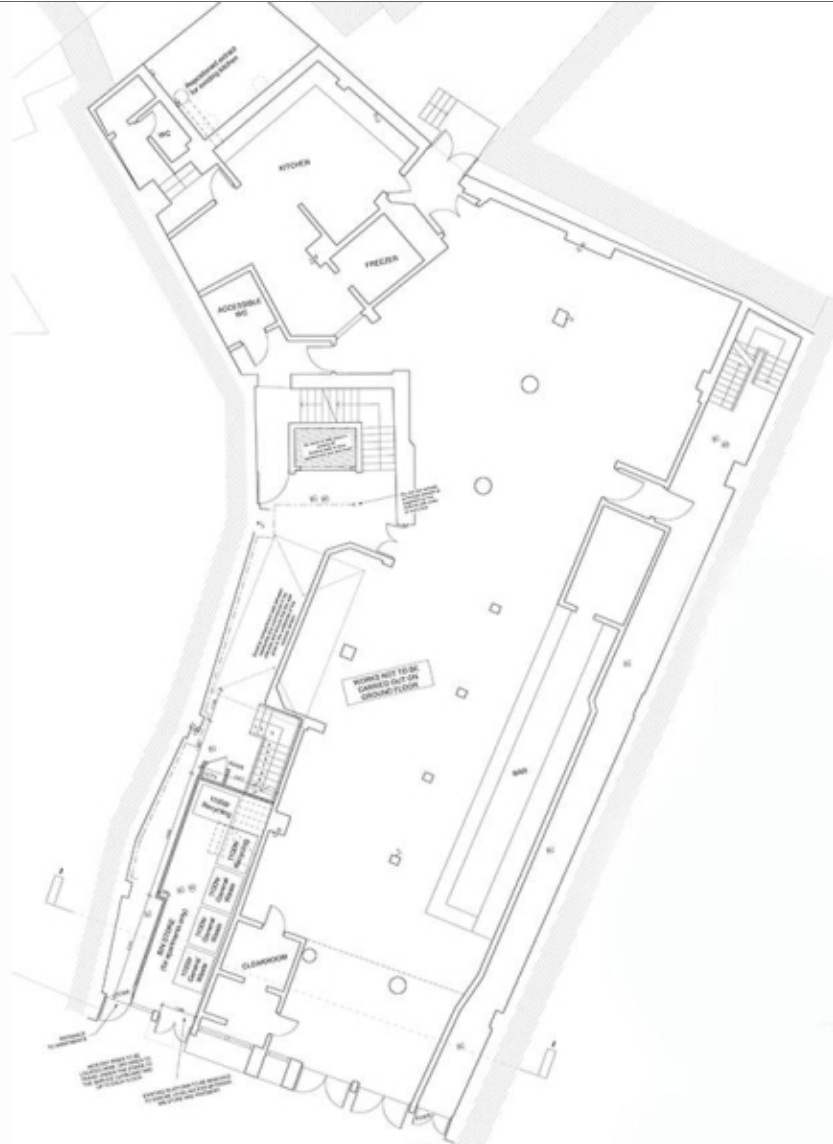
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Ground Floor Plan



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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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## Contacts

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2024