

Lot 36, 41 Market Street, Leicester,

LE1 6DN

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Retail Investment

www.acuitus.co.uk

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Property Information

Freehold Retail Investment

- Comprises a retail unit and ancillary space
- Let on a long lease for 15 years until 2037 t/a Pepe's
- Total approximate floor area of 638.20 sq m (6,865 sq ft)
- Prominent city centre location on pedestrianised Market Street
- Within walking distance to Leicester Railway Station
- Nearby occupiers include McDonalds, Tesco Express, Pragnell Jewellery and a mix of bars, restaurants and Hotels

Lot

36

Auction

30th October 2025

Rent

£27,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

25 miles south of Nottingham, 38 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

The property is prominently located on Market Street close to its junction with Belvoir Street, a popular pedestrianised thoroughfare in Leicester City Centre. Nearby occupiers include McDonalds, Tesco Express, Pragnell Jewellery and a mix of bars, restaurants and Hotels.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a substantial four storey period building providing ground floor retail accommodation with ancillary accommodation on the upper three floors and basement.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail	71.40	(768)	LUCKMAN TRADING LIMITED (CRN: 11626723) t/a Pepe's (1)	25 years from 17/08/2012 (2)	£27,500	18/08/2027 (16/08/2037)
Basement	Ancillary	36.10	(388)				
First	Ancillary	50.00	(538)				
Second	Ancillary	29.20	(314)				
Third	Ancillary	19.10	(205)				
Total Approximate Floor Area		205.80 (3)	(2,213) (3)			£27,500	

(1) Pepe's Piri Piri are a fast food shop restaurant operating from 239 locations across the UK (www.pepes.co.uk)
 (2) The lease provides a Tenant option to determine on 18/08/2027.
 (3)The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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2024