

Lot 45, 45/47/49 Market Street, Leicester,

Leicestershire LE1 6DN

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Retail Parade Investment

www.acuitus.co.uk

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Property Information

Freehold Retail Parade Investment

- Comprises 3 Shops and substantial upper floors
- Tenants include Caffè Nero and Headcase Barbershop
- Upper parts may be suitable for residential conversion in the medium term, subject to consents
- Prominent and pedestrianised city centre location
- Within walking distance to Leicester Railway Station
- Nearby occupiers include McDonalds, Tesco Express, Pragnell Jewellery and a mix of bars, restaurants and Hotels

Lot
45

Auction
30th October 2025

Rent
£42,500 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 the junction of Belvoir Street and Market 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

Unit 47 = B, Unit 49 = E, Unit 45 = D.

Description

The property comprises 3 adjoining ground floor retail units with ancillary accommodation on the basement, first, second and third floors. The property occupies a prominent corner location with a return frontage that extends partially along both adjoining streets.

The Seller is currently undertaking minor roof repairs, for which the Scaffolding will be removed prior to the auction.

VAT

VAT is applicable to this lot.

Note

41 Market Street, trading as Pepé's, is being offered for sale separately as Lot 45.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
49 Market Street	Ground	Retail	48.80	(525)	VALANDS LIMITED (CRN: 11439980) t/a Headcase Barbers (1)	10 years from 30/08/2018	£17,500
47 Market Street	Ground	Retail	55.60	(598)	NERO HOLDINGS LIMITED (CRN: 03288178) t/a Cafe Nero (2)	10 years from 17/06/2016	Greater of £25,000 pax
47	Basement	Ancillary	113.20	(1,218)			
45/47/49	First	Retail/Office	101.40	(1,091)			
45/47/49	Second	Ancillary	60.60	(652)			
45/47/49	Third	Ancillary	52.80	(568)			
45 Market Street	Ground	Retail	28.60	(307)	VACANT POSSESSION	-	-
Total Approximate Floor Area			461.00	(4,959)			£42,500

(1) Headcase Barbers was founded in 2000 and operate from 19 locations across the UK (www.headcase-barbers.com).

(2) For the year ending 31/05/2024 Nero Holdings Limited reported a Turnover of £333,295,000, a Pre-Tax Profit of £22,576,000 and a Shareholders Funds of £370,434,000 (www.NorthRow).

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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Contacts

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2024