

Lot 8, HSBC, 2-6 Gallowtree Gate and 1 and 3 Humberstone Gate, Leicester, Leicestershire LE1 1DA

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



Prime Freehold Bank Investment with Recently Extended Lease

www.acuitus.co.uk

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Property Information

Prime Freehold Bank Investment with Recently Extended Lease

- Recently extended 5 year lease until July 2031 (no breaks)
- Extensive Bank let to HSBC UK Bank PLC
- Approximately 1,097.10 sq. m. (11,807 sq. ft.)
- Substantial tenant refurbishment recently completed
- Prime city centre location
- Adjacent to The Clock Tower and opposite Highcross and Haymarket Shopping Centres
- Nearby occupiers include Primark, Lush, Pret a Manger, McDonalds, Waterstones, Metrobank, Nationwide, Barclays and Sports Direct

Lot

8

Auction

26th March 2026

Rent

£200,000 per Annum Exclusive

Status

Available

Sector

Prime Freehold Bank Investment with Recently Extended Lease

Auction Venue

Live Streamed Auction

Location

Miles 21 miles south of Nottingham, 31 miles north-east of Birmingham
Roads A6, A47, A563, M1 (Junction 21)
Rail Leicester Railway Station
Air East Midlands Airport

Situation

The property is located in the heart of Leicester City Centre, occupying the most prime corner position, at the junction of Gallowtree Gate and Humberstone Gate, overlooking The Clock Tower. The Highcross Shopping Centre and Haymarket Shopping Centre are located directly opposite the property with other neighbouring occupiers including Primark, Lush, Pret a Manger, McDonalds, Waterstones, Metrobank, Nationwide, Barclays and Sports Direct with a number of other national retailers and restaurants being represented nearby.

Tenure

Freehold.

EPC

Band B.

Description

The property comprises a highly attractive and substantial Bank building currently arranged to provide a ground floor banking hall with further banking facilities and meeting rooms on the first, second and third floors and ancillary accommodation at the basement level. The property benefits from an internal passenger lift servicing all floors.

This branch has recently undergone a substantial refurbishment by the tenant.

VAT

VAT is applicable to this lot.

Completion Period

9 week completion available

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Banking Hall	278.30	(2,995)	HSBC UK BANK PLC (1)	A term of years until 06/07/2031 (2)	£200,000
Basement	Ancillary	24.30	(261)			
First	Office	259.50	(2,793)			
Second	Office	259.50	(2,793)			
Third	Office	275.50	(2,965)			
Total		1,097.10	(11,807) (2)			

(1) For the year ending 31/12/2023 HSBC UK Bank PLC reported a Turnover £14,469,000,000 Pre-Tax Profit of £6,679,000,000 and a Net Worth of £21,647,000,000 (NorthRow 28/05/2025).

(2) The property is currently let on a lease until 18/08/2026 although this lease has recently been extended for a term of 5 years to expire on 16/07/2031 at a rent of £200,000 p.a.x. The lease provides for a 12 month half-rent period from 24th June 2025, the Seller will 'top-up' the rent from completion of the sale until the end of the half rent period. The property will effectively produce £200,000 p.a.x. from completion of the sale.

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

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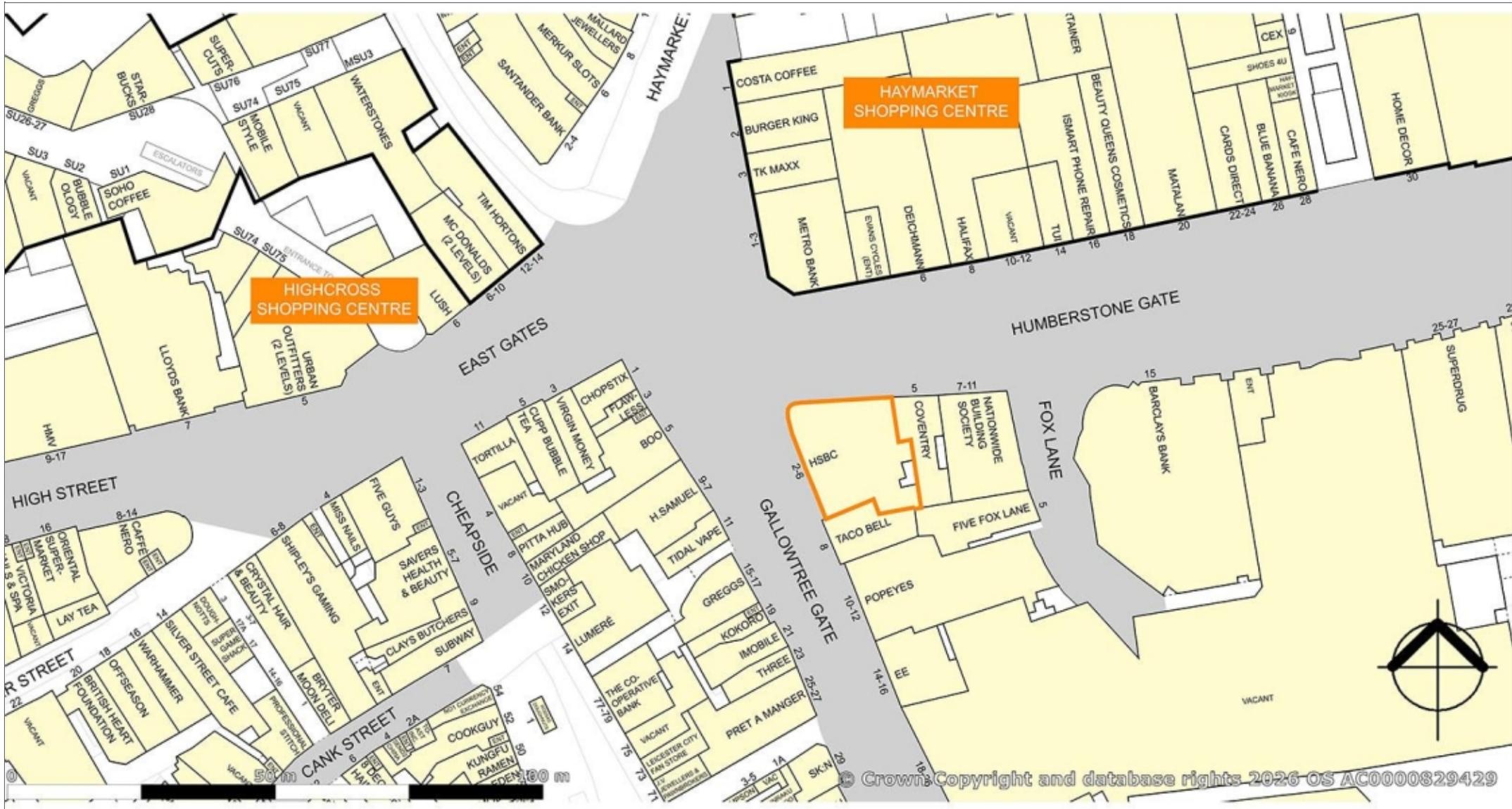


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2024