

**Lot 14, St Nicholas House, 51/55 Vaughan Way, Leicester,
Leicestershire LE1 4NR**

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

Lot 14, St Nicholas House, 51/55 Vaughan Way, Leicester, Leicestershire LE1 4NR

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Property Information

Freehold Commercial & Residential Development Opportunity

- Comprises a substantial three storey building with separately accessed rear car park for approx. 15 cars
- Positive pre-application for redevelopment for housing (see planning)
- Site area of approximately 0.13 Ha (0.32 Acres)
- Prominent town centre location with excellent communication links
- Opposite to Highcross Shopping Centre
- VAT not applicable

Lot

14

Auction

17th September 2026

Vacant Possession

Status

Available

Sector

High Street Retail, Development

Auction Venue

Live Streamed Auction

On the Instructions of Dignity Funeral Directors

Location

Miles

45 miles north-east of Birmingham, 28 miles south of Nottingham, 24 miles north-east of Coventry

Roads

A594, A6, A47, A50, A563, M1 (J21 & J22)

Rail

Leicester Railway Station (direct services to London St. Pancras in approx. 1 hour)

Air

East Midlands Airport

Situation

The property is prominently situated on the west side of Vaughan Way (A594), directly opposite Highcross Shopping Centre and adjacent to No.1 Great Central Square. The property also benefits from being within walking distance to Leicester Railway Station. Nearby occupiers include, Cosy Club, John Lewis, Screwfix and a range of independent businesses.

Tenure

Freehold.

EPC

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

Description

The property comprises a substantial three storey building with a former funeral parlour arranged over the ground floor and ancillary accommodation in the basement and on the first and second floors. The property also benefits from a rear car park for approximately 15 cars, which is accessed from Friars Causeway.

The property extends to a total approximate floor area of 1,327.60 sq m (14,290 sq ft) on a site of approximately 0.13 Ha (0.32 Acres).

VAT

VAT is not applicable to this lot.

Planning

An initial pre-application enquiry received a positive in-principle response from the Council regarding demolition and redevelopment for housing, subject to further pre-application or full planning submission. (See legal pack). All enquiries should be made to Leicester City Council (<https://www.leicestershire.gov.uk/find-your-district-council>) council).

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.

Lot 14, St Nicholas House, 51/55 Vaughan Way, Leicester, Leicestershire LE1 4NR

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Possession
Basement	Ancillary	189.10	(2,035)	VACANT
Ground	Commercial	607.10	(6,535)	
First	Office	421.10	(4,533)	
Second	Office	110.30	(1,187)	
Total		1327.60	(14,290)	

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

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

Lot 14, St Nicholas House, 51/55 Vaughan Way, Leicester, Leicestershire LE1 4NR

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 14, St Nicholas House, 51/55 Vaughan Way, Leicester, Leicestershire LE1 4NR

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

Lot 14, St Nicholas House, 51/55 Vaughan Way, Leicester, Leicestershire LE1 4NR

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

Lot 14, St Nicholas House, 51/55 Vaughan Way, Leicester, Leicestershire LE1 4NR

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

**Lot 14, St Nicholas House, 51/55 Vaughan Way, Leicester,
Leicestershire LE1 4NR**

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

**Lot 14, St Nicholas House, 51/55 Vaughan Way, Leicester,
Leicestershire LE1 4NR**

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

**Lot 14, St Nicholas House, 51/55 Vaughan Way, Leicester,
Leicestershire LE1 4NR**

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 14, St Nicholas House, 51/55 Vaughan Way, Leicester, Leicestershire LE1 4NR

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



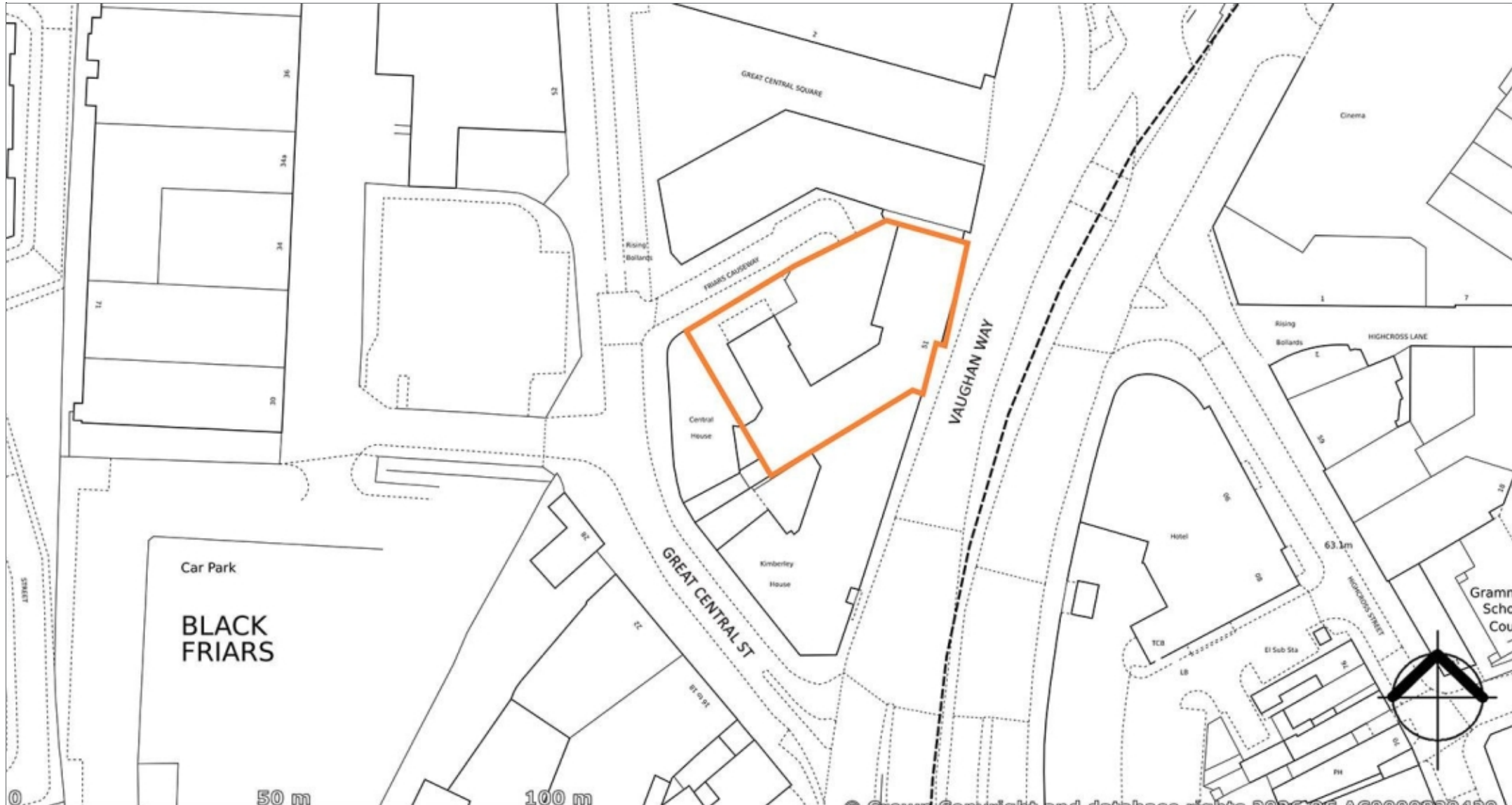
Lot 14, St Nicholas House, 51/55 Vaughan Way, Leicester, Leicestershire LE1 4NR

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



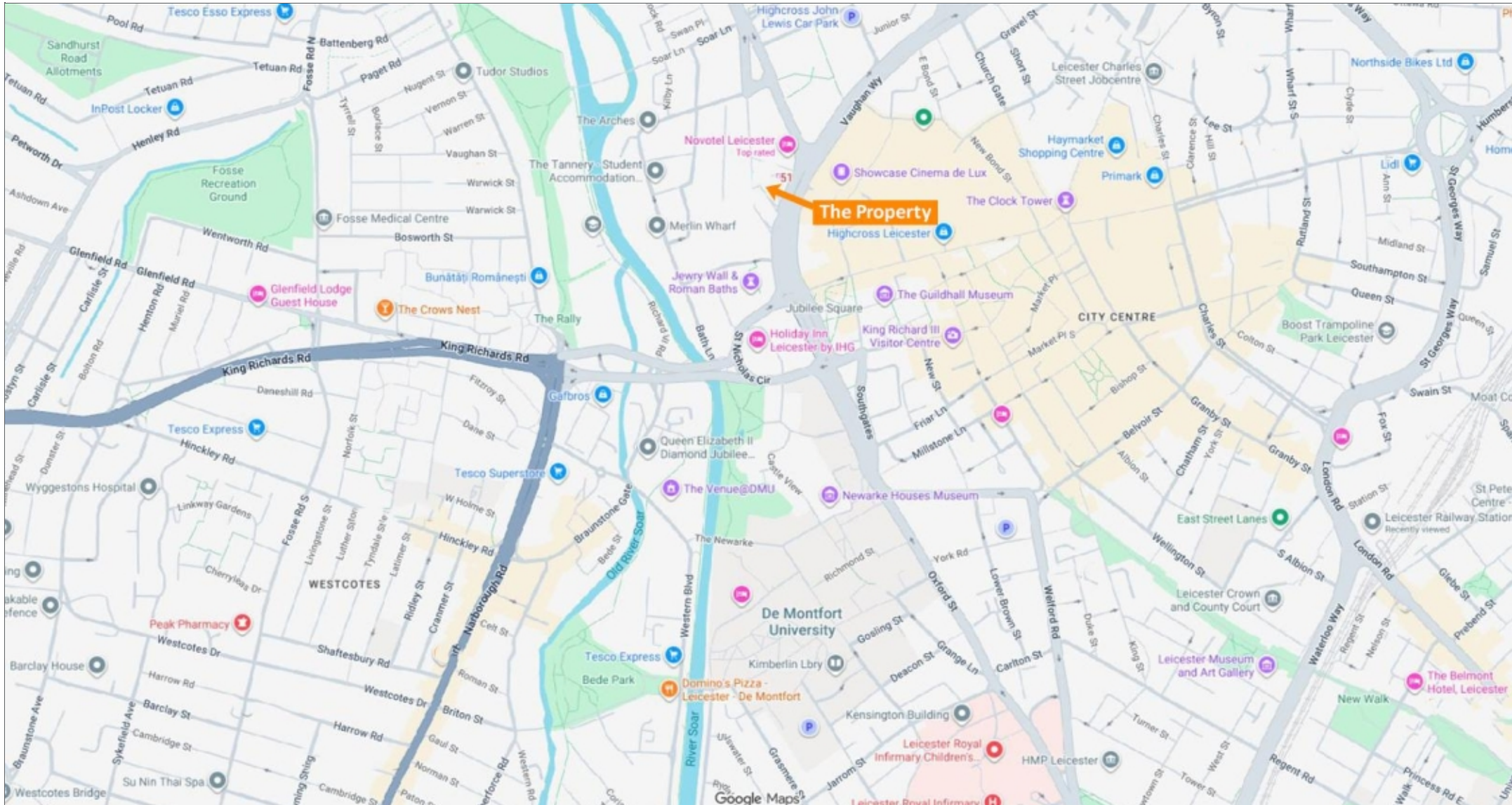
Lot 14, St Nicholas House, 51/55 Vaughan Way, Leicester, Leicestershire LE1 4NR

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 14, St Nicholas House, 51/55 Vaughan Way, Leicester, Leicestershire LE1 4NR

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 14, St Nicholas House, 51/55 Vaughan Way, Leicester, Leicestershire LE1 4NR

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

Blacks Solicitors LLP
29 King Street
Leeds
LS1 2HL

Matthew Hutchinson
0113 227 9339
MHutchinson@LawBlacks.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024