

Leicester **10 St James Street** **and 64/66** **Humberstone Gate** **Leicestershire** **LE1 3PJ**

- **Freehold Nightclub and Leisure Investment**
- City centre position adjacent to Sainsbury's Supermarket
- Part let to Fitness First Ltd until 2023
- Nightclub totalling 2,344.5 sq m (25,236 sq ft) (1)
- Asset management opportunity
- Total Current Rents Reserved **£150,000 pa (1)**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Leicester is one of the East Midlands' major commercial centres, located adjacent to the M1 and M69 Motorways. The city has a population of some 318,000 and has regular rail services to London and the north.

The property is situated on a corner position with an extensive frontage onto Humberstone Gate which runs from the ring road to the heart of Leicester city centre. Humberstone Gate forms part of the town's principal shopping centre area.

Occupiers close by include Sainsbury's (adjacent), Subway, Primark and New Look.

Description

The property is arranged on ground and two upper floors to provide a bar and nightclub with a manager's office on the first floor and a self-contained former gym on part ground, first and second floors, which has now been sublet to provide a conference and banqueting hall.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 246 Band G (Copy available on website).

Viewings

There will be specified block viewing dates. Please call the Auctioneers to be added to the viewing list.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Part Ground & Part First	Lux Clubbing Ltd (1) (Not in occupation)	Ground Floor 1,343.0 sq m (14,456 sq ft) First Floor 1,001.5 sq m (10,780 sq ft) Total 2,344.5 sq m (25,236 sq ft)	15 years from 28.03.2013 (1)	£104,000 p.a. (1)	(1)
Part Ground, First & Second	Fitness First Ltd (Not in occupation) (2) (sub-let) (3)	Part Ground Floor 37.80 sq m (407 sq ft) First Floor 1,006.3 sq m (10,830 sq ft) Second Floor 238.80 sq m (2,570 sq ft)	On a lease from 05.05.2000 and expiring 04.05.2023 Rent review in 2013 and every 5 years thereafter. FR & I	£46,000 p.a.	Rent Review 2018

(1) The tenant is no longer in occupation and no formal surrender has been undertaken.

The buyer may consider pursuing a surrender. No rates are payable by the purchaser.

(2) Website Address: www.fitnessfirst.co.uk

For the year ended 31st October 2013, Fitness First Ltd reported a turnover of £49.065m, pre-tax profits of £59.841m and a net worth of £267.024m (Source: riskdisk.com 11.11.2014)

(3) Sublet to Destination Venues Ltd for 11 years expiring on 3rd May 2023. www.palmscb.co.uk

Total £150,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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