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VIEW ONLINE

RETAIL INVESTMENT FOR SALE

23-25 MARKET STREET, LEICESTER, LE1 6DN

For Sale: Offers in the region of £525,000 3,442 sq ft (319.77 sq m)

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Description

The property comprises a substantial mid-terrace retail building arranged over basement, ground, part first and part second floors, providing a well-configured retail unit with ancillary workshop, office, and storage accommodation. The premises benefit from an attractive glazed shopfront, prominent signage, and good internal ceiling heights throughout the retail area. The property is let in its entirety to George Pragnell Limited, a respected jeweller, trading from this location under a high-quality fit-out. There are also four flats that form part of the property and have been sold off on long leasehold, generating a combined income of a £1,000 per annum.

Summary

- Fully Let Investment
- Approximately 5.80 years remaining on the lease, expiring on 20 April 2031, with no break clauses and a rent review on 21st April 2026.
- Total Income of £38,750
- Located on busy Market Street, a well-regarded retail and leisure destination in Leicester city centre, benefitting from strong footfall.
- The unit comprises basement, ground, part first, and part second floors, offering a flexible layout with retail, office, and workshop areas.
- George Pragnell Limited is a high-end jeweller with a strong trading history and brand presence, reinforcing the quality of the covenant.

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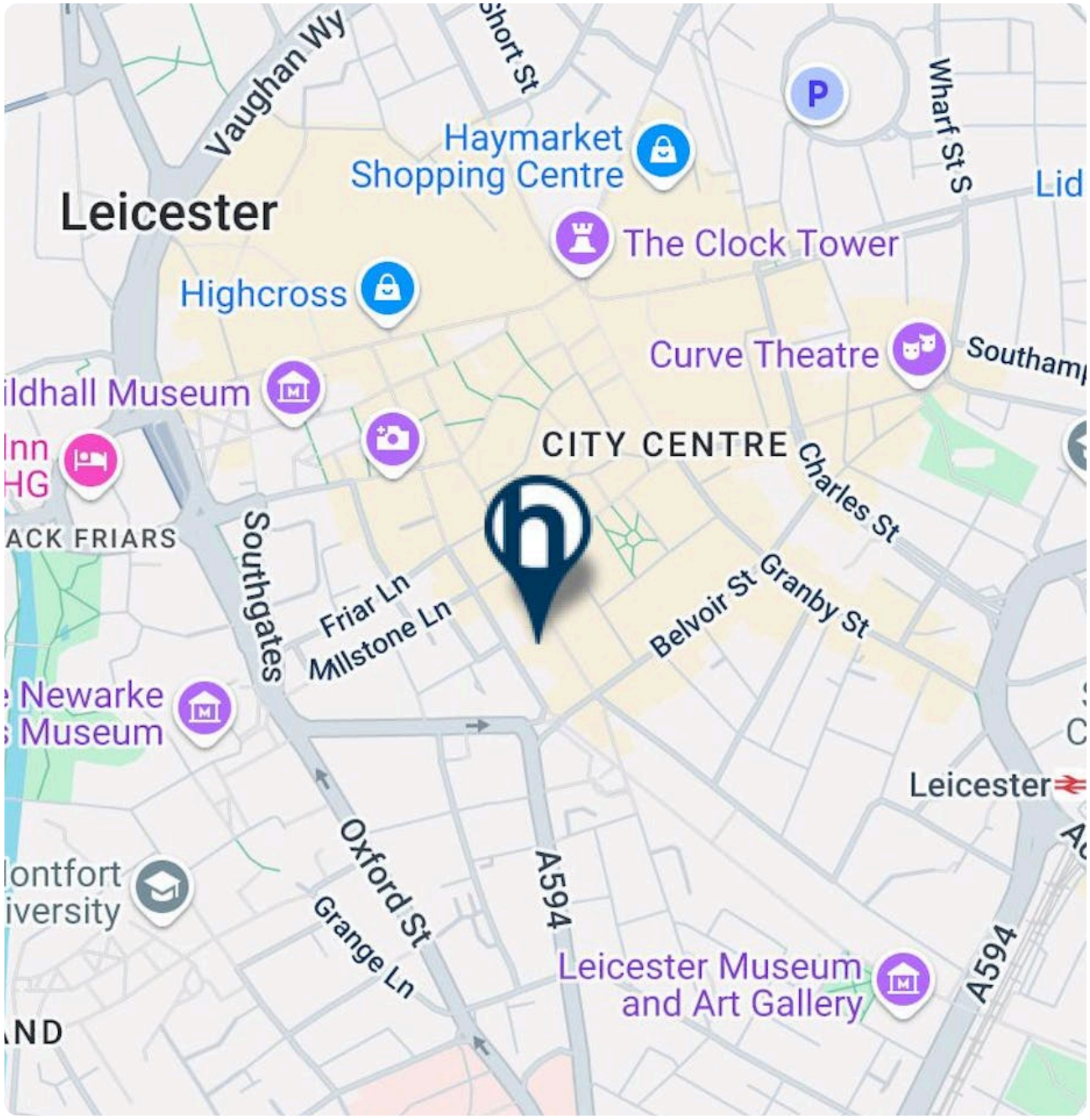
Location

The property is prominently located on Market Street, a popular and well-established retail thoroughfare in Leicester city centre. The street links directly to both Belvoir Street and Granby Street, with nearby occupiers including independent retailers, cafes, bars, and national operators. Leicester benefits from a large and diverse population, supported by two major universities and excellent public transport links. The property is well-positioned to take advantage of high pedestrian footfall and easy access to Leicester Railway Station, which lies approximately a 10-minute walk away.



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GALLERY

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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground - Retail	2,108	195.84	-	Available
Basement	306	28.43	-	Available
1st - Floor	400	37.16	-	Available
2nd - Floor	628	58.34	-	Available
Total	**3,442**	**319.77**		

TERMS

Available freehold

EPC

B

VAT

To be confirmed

BUSINESS RATES

Rateable Value: £43,500

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT

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