



1 Millstone Lane

Ref: 5752360

1 Millstone Lane, Leicester, LE1 5JN

Freehold: £1,650,000

Investment Sale

Close to student district

Bar (250) Games room (100)

Flat with three bedrooms

Beer garden

EPC Rating E



Description

It has a bar area to the ground floor (circa 250 capacity) and first floor room with additional bar and games room (circa 100), and there is a beer garden to the rear. There is also a commercial kitchen, cellars and a first floor manager flat incorporating three bedrooms. Site Area 0.116 acres

[Please click here to view the full sales brochure.](#)

Location

Located in Leicester City Centre and close to the student district. The property sits on the corner of Pocklingtons Walk and Millstone Lane.

Occupational Format

The property is let on a 21 year lease subject to a Partial Tie, expiring 05/04/2036 subject to a five year rent review pattern. The current passing rent is £45,000 pa.

Please refer to page 67 of the full sales brochure (link in description) for further details on the occupational agreement types





Trading Hours

Mon - Sun 12:00-04:00

Business Rates

The Rateable Value is £118,000 from 01 April 2023

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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