

for sale

Superb City Centre
Redevelopment Opportunity

intali
PROPERTY STRATEGY



59 Halford Street, Leicester LE1 1TR

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summary

- Situated in a prominent corner position in the heart of Leicester's Cultural Quarter, this building is the last undeveloped opportunity of "Exchange Island".
- The property has recently been vacated but was used previously for retail and office use.
- In its existing configuration the building extends to some 5,342 ft² (496.30m²) over ground, basement and three upper floors.
- Planning permission has recently been granted for the conversion of the building to retain the ground floor and basement retail use and the development of 6 no. one and two-bedroom apartments on the upper floors.
- £895,000 - Freehold.



Location

The property is right in the heart of Leicester's Cultural Quarter, opposite the stunning Curve Theatre and close to Phoenix Digital Arts Centre and a wide variety of independent bars and restaurants.

The area is also developing as a hot-bed for arts and media businesses many of whom grow from the nearby LCB Depot incubator units.

In addition, the property is very close to the city centre and there is easy access to:

- London Road Railway Station – (London 1hr 3 minutes)
- Haymarket and St Margaret Bus Station
- Leicester's Retail Centre
- NCP Car Parking
- Ramada Hotel

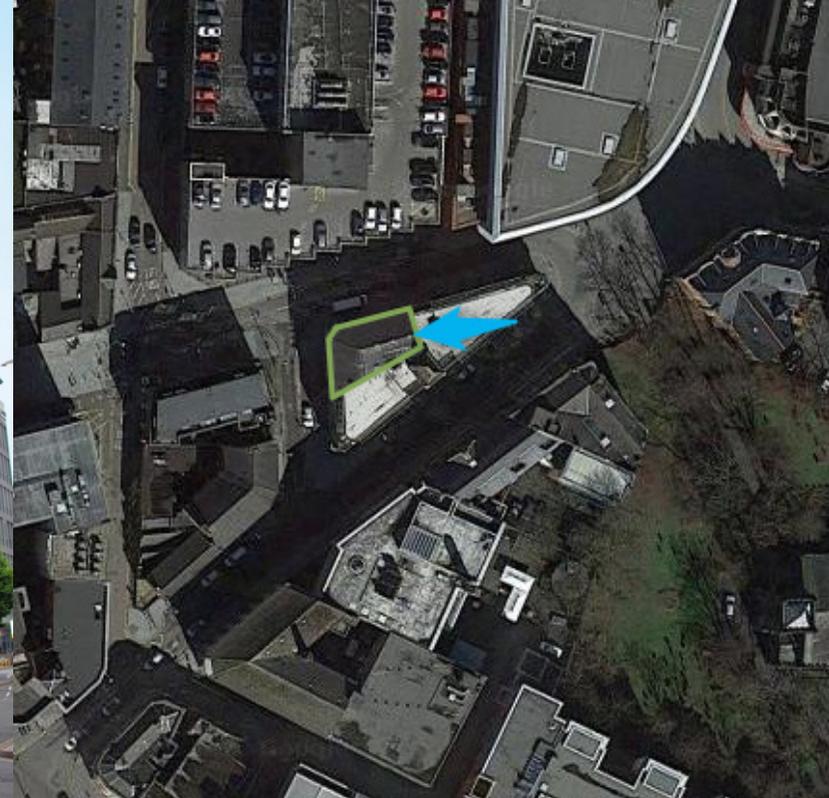


description

The property comprises a corner of “Exchange Island”, a renowned triangular series of buildings in the heart of Leicester’s Cultural Quarter.

This is the last remaining undeveloped part of that island site and offers a unique opportunity for high quality residential and commercial space.

The buildings are set over ground, basement and three upper floors, currently extending to 5,342 ft².



proposed development

The planning permission granted is for the retention of the ground floor and basement retail use and the conversion of the upper floors to provide six apartments.

The accommodation proposed is as follows:

Floor	Unit	m ²	sq.ft.
B	Comm	60.00	646
G	Comm	94.00	1,012
1	Flat 1	62.90	677
	Flat 2	44.40	478
2	Flat 3	62.90	677
	Flat 4	44.40	478
3	Flat 5	62.90	677
	Flat 6	44.40	478
		475.90	5,123



planning permission

Planning consent 20200083 for the change of use of part of the ground and upper floors from Retail (Class A1) to 6 flats (Class C3) was granted on March 16th 2020.

The ground floor and basement retain the original retail use under Class A1 but would be suitable for leisure uses subject to planning permission.

price

£895,000.

vat

The property is not elected for VAT.

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