

to let

Unique Historic Building for
Leisure/Health/Salon/Office Use

intali
PROPERTY STRATEGY



Cramant Cottages, 54 King Street, Leicester LE1 6RL

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summary

- Unique Grade II building in Leicester City Centre
- Recently used as a day nursery but previously a wine bar
- Potential for health/salon/office or other uses (STP)
- Beautifully maintained and in superb condition
- To Let - £60,000 pa

location

Cramant Cottages is situated to the south of Leicester City centre in the professional district of the city.

There is easy access to the city's rail and bus stations and there are several multi-storey car parks within easy walking distance.

King Street has a variety of users including restaurants, cafes, bars and a number of student accommodation blocks.



history

Cramant Cottages were built as a row of six weavers cottages in the early 1820's. They were typical "one-up-one-down" houses – even smaller than anything today's housebuilders could get away with.

In the mid-1990's, the cottages were restored from their derelict state in an imaginative restoration scheme which added a high steel and glass atrium along the length of the cottages to create the hugely popular Weavers Wine bar.

There are no pictures of the wine bar in its heyday. Anyone who went there (guilty) would have had extreme difficulty operating a camera and, after half an hour or so, would probably have forgotten why they were even there.

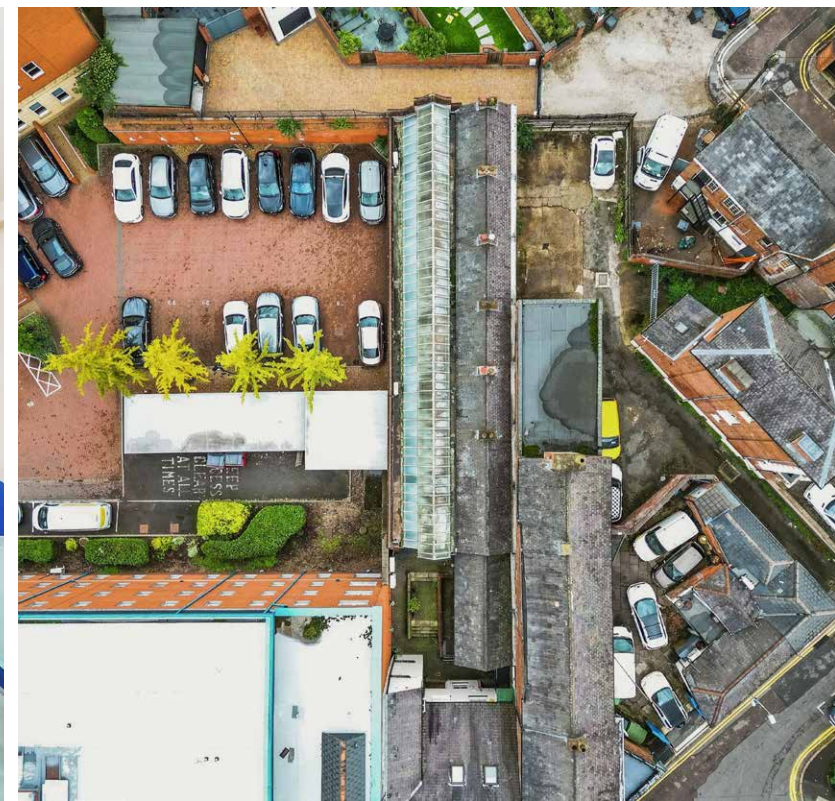
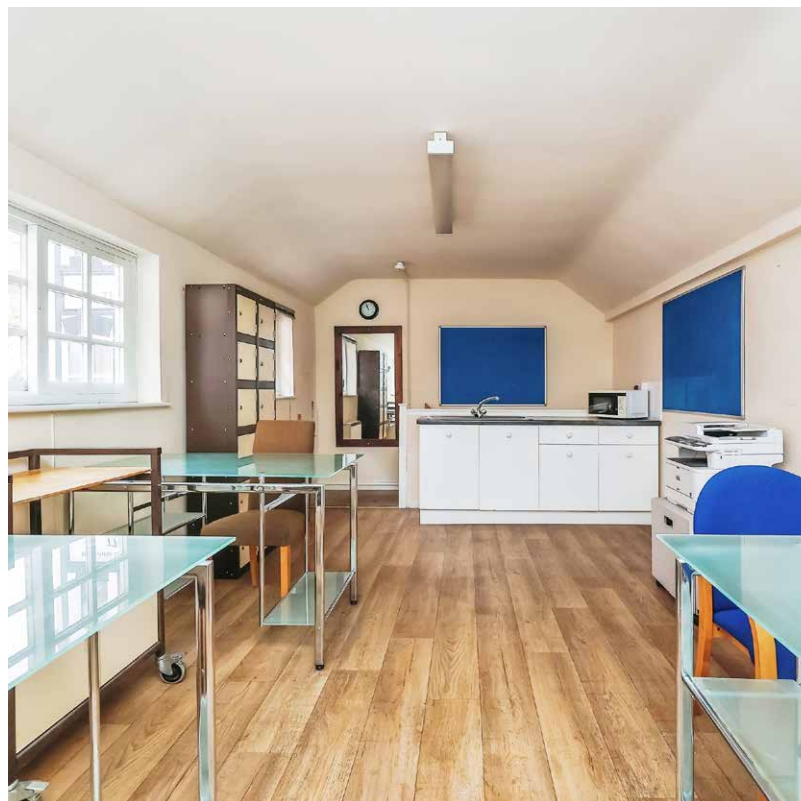
The bar closed in 2006 and was operated as a pre-school nursery until 2022, when the business closed.



description

The property is accessed through a passageway adjacent to 52 King Street which leads to a courtyard. This then leads up to the main entrance and atrium that links the former cottages.

Internally, the main glazed atrium runs the full length of the fully restored cottages. There is a flagstone floor, exposed brick walls and high-quality light fittings throughout.



description cont

Situated off the atrium are the ground floor rooms of each of the cottages.

These were used as playrooms for the day nursery and private rooms when the property was a wine bar. They would be suitable for offices, treatment rooms etc.

Each of the rooms has its own staircase leading to what were the six bedrooms of the cottages which are now linked to provide one large (but divided) space.



condition

The last use of the property was as a pre-school day nursery and, as is required for such operations, the property is in outstanding condition and has been meticulously maintained by the vendor.

security

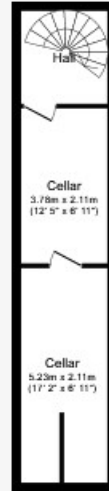
The pre-school use required high levels of security which will benefit any future occupier.

These include security iron gates to the front and rear, an electronic fob entry system and CCTV to the entrance and front office.

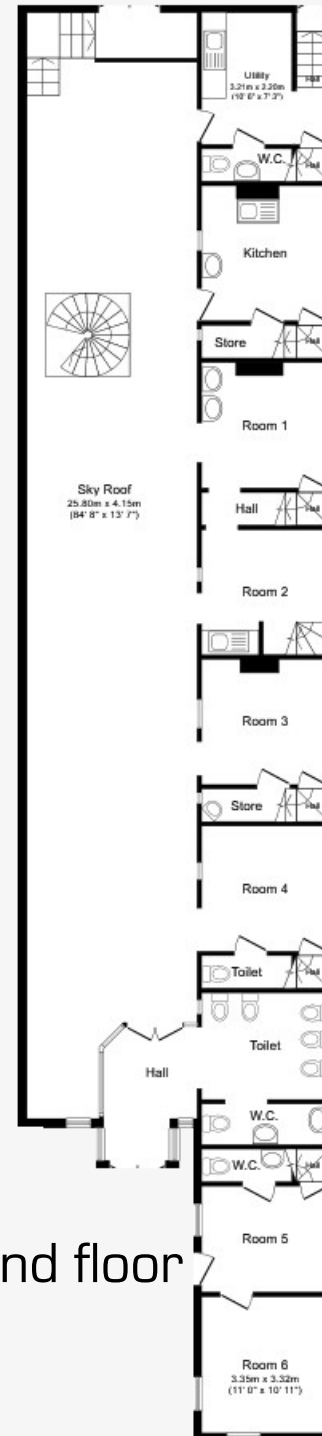
In addition, high-spec fire detection and intruder alarm systems are fitted.

floor area

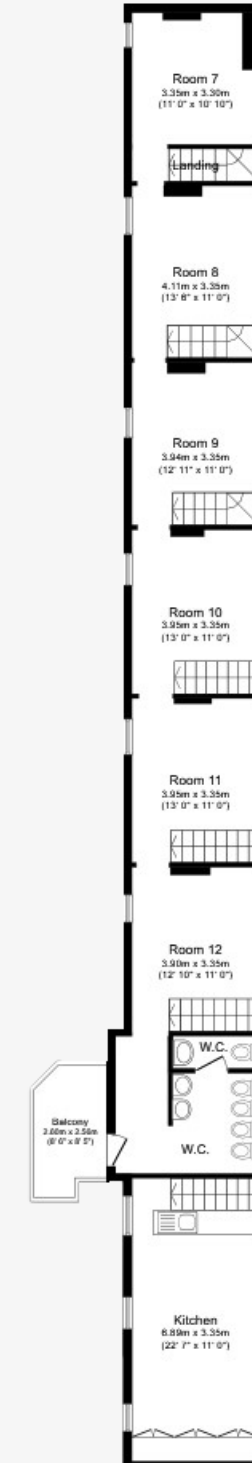
The total floor area is estimated at 3,849 sq.ft (357.6m²)



basement



ground floor



first floor

Pilot House (Opposite)

Cramant Cottages is a Grade II listed building situated in a conservation area. It is truly a “hidden gem” and offers huge opportunity for a unique leisure, health, salon, office or other use (STP).

A major influence on the future use of the building will be Leicester City Council’s £13m redevelopment of Pilot House, which is almost directly opposite Cramant Cottages.

This Government backed regeneration scheme will provide 60,000 sq.ft of high quality start-up accommodation and is estimated to generate up to 250 new jobs targeting the creative and design sectors. (Pilot House Regeneration).



to let

A new three-year lease on FRI terms – Rent £60,000 pa.

vat

We are advised the property is not registered for VAT.

further information

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