

for sale

Iconic Commercial Investment
Producing £84,424 pax

intali
PROPERTY STRATEGY



The Exchange Buildings, Rutland Street, Leicester LE1 1RD

www.intali.com

investment summary

- Iconic building providing leisure and ground rent income
- Opposite Leicester's Curve Theatre
- In the heart of the City's Cultural Quarter
- 3 ground floor commercial units
- 5,699 sq.ft. total commercial space
- Total income £84,424 rising to £93,424 over 9 years
- Earliest lease expiry/break – 2026
- £1,050,000



location

The Exchange's unique triangular shape and its position opposite the main entrance to the stunning Curve Theatre make this a well known landmark building in Leicester.

It is in the heart of the Cultural Quarter being close to a number of eclectic bars and restaurants, Phoenix Arts, Makers Yard and an increasing number of office and residential occupiers.

The area is developing as a "hot-bed" for arts and media businesses, many of whom grow from the LCB Depot incubator units on Rutland Street.

Exchange was the first building to be regenerated in the Cultural Quarter and the bars that opened back in 2004 are still there.

There is easy access to the City's retail core, the railway and bus stations and ample multi-storey car parking.



description

Where do you start with the Exchange Buildings?

In simple terms it is made up of two bars with space over ground and basement floors and a hairdresser.

Which is like describing a 1957 Mercedes 300 SL roadster as a 'car'. It misses the point.

Exchange is an iconic building representing the regeneration and culture of the area and it's eclectic clientele.

It is the location of choice for high-end leisure operators.



accommodation

Unit	Tenant	sq.ft.
1, 2 & 3	MVR Exchange	2,863
4 & 5	Hair@1RD	471
6, 7 & 8	Manhattan 34	2,365
		5,699

epc

Available on request

terms

£1,050,000

999 year leasehold interest



tenancies

Contact Adam Burdett
0116 365 1111
adam@intali.com

Units	Tenant	Start	Term	Expiry	Reviews	Rent
1,2 & 3	MVR Exchange Ltd	24.11.2019	10	23.11.2029	3	£50,000
4 & 5	Robert Dignall	28.05.2013	20	27.05.2033	3	£8,424
6,7 & 8	Manhattan 34	09.09.2011	15	08.09.2026	5	£26,000
						£84,424

1. The lease for MVR contains provision for fixed uplifts of £3,000 at review in 2022, 2025 and 2028.
2. None of the leases contain break clauses.