



1-3 Cheapside, Leicester, Leicestershire LE1 5EB

High Profile Retail/Restaurant Premises

- ▶ **Prominent return frontage**
- ▶ **Situated opposite the Highcross Shopping Centre**
- ▶ **Suitable for restaurant, cafe & retail use (Class E)**
- ▶ **Rent upon application**

For enquiries and viewings please contact:



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Location

The premises occupy a prominent position at the junction of Cheapside & High Street, within the prime retailing pitch surrounding the Clock Tower in Leicester City Centre, and immediately opposite the established Highcross Shopping Centre.

This part of the city centre is fully pedestrianised and benefits from exceptional footfall, driven by its location among well known national operators including McDonalds, Tim Hortons, Tortilla, Subway, Costa Coffee, Cafe Nero and Virgn Money, together with the extensive range of retailers within Highcross Shopping Centre.

Description

A part three storey/part four storey retail property featuring a prominent return frontage with aluminium framed glazing at ground floor level. Internally, the ground floor provides flexible retail / restaurant accommodation, including a fully fitted commercial kitchen, commercial fridge, and a sales / seating area.

A staircase leads to the upper floors, where the first floor offers additional seating accommodation and WC facilities, while the second and third floors provide ancillary storage and office accommodation. The premises also benefit from LED lighting, modern flooring, and an HVAC system providing both heating and cooling.

Accommodation

	Sq M	Sq Ft
Ground Floor	157.7	1,698
First Floor	157.4	1,694
Second Floor	180.1	1,939
Third Floor - Not Measured		
Basement	185.8	2,000
Total	681	7,331

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are connected to the property.

Planning

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates

The property is currently listed as Restaurant and Premises and has a rateable value of £82,000.

Source: VOA

Rent

Rent upon application

VAT

VAT may be applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: C (73)

Viewings

Viewings are by appointment with Innes England or our joint agent: DJH Commercial.

Date Produced: 19-Mar-2026



