



12 King Street, Leicester, Leicestershire LE1 6RJ

Three-Storey Retail Premises

- ▶ **Total NIA: 225.3 sq m (2,425 sq ft)**
- ▶ **Popular city centre location**
- ▶ **Within walking distance to the Mainline Railway Station and Highcross Shopping Centre**
- ▶ **Purchase price: £550,000**

For enquiries and viewings please contact:



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Location

The property occupies a prominent position on King Street in Leicester, close to its junction with New Walk and directly opposite The Circle, a recent development of offices, residential dwellings and retail units.

The property itself lies within a pedestrianised area on the north western side of New Walk, which provides one of the main routes into the city centre from the prime office core. The area, as a whole, is predominantly mixed use in nature and comprises a number of retailers, bars, restaurants and professional service providers. The property has the benefit of excellent communication links with regular bus routes into the centre, whilst Leicester's inner ring road system is within close proximity with the main A6 London Road to the east and the A594 Welford Road to the west.

Description

The subject property comprises a traditional three-storey building with basement of brick construction beneath a pitched and slated roof, with feature leaded bays to both the first and second floors and incorporating second floor accommodation within the roof void. To the rear of the main three-storey element is a two-storey extension of brick construction beneath a flat felted roof.

Internally, the premises is laid out to provide flexible retail accommodation at ground and first floor level, together with kitchen facilities, WC facilities and ancillary storage. The second floor provides an open plan office, with access to the roof space providing further ancillary storage accommodation. The premises has the benefit of gas central heating as well as wall mounted air-conditioning cassette units, and a mixture of inset LED lighting and suspending ceiling lights.

Externally, there is a courtyard to the rear providing external storage and breakout space.

Services

We understand that all mains services are connected to the premises.

Planning

We understand that the property has an authorised use within Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Accommodation

	Sq M	Sq Ft
<u>Ground Floor</u>		
Sales Area	61.1	658
Kitchen	9.8	105
Laundry / Store	15.1	162
<u>First Floor</u>		
Sales Area	55.7	599
<u>Second Floor</u>		
Office	45.5	490
<u>Third Floor</u>		
Store	15.1	163
<u>Basement</u>		
Store	23	248
Total	225.3	2,425

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

Tenure

The premises are available to purchase on a freehold basis.

Business Rates

The property is currently listed as Hairdressing Salon & Premises and has a rateable value of £18,250. Source: VOA

Price

£550,000

VAT

VAT may be payable on the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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