



5 Market Street, Leicester, Leicestershire LE1 6DN

Residential & Retail Refurbishment Opportunity

- ▶ **Prime city centre location**
- ▶ **8 apartments with open plan retail unit**
- ▶ **Existing planning consent**
- ▶ **Purchase price: £700,000**

For enquiries and viewings please contact:



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Location

The property is located close to the corner of Market Street and Horsefair Street within the very heart of Leicester city centre, allowing future occupiers of any scheme able to take full advantage of the retail and other services that are available. Market Street and Horsefair Street are important retailing thoroughfares, adding significant viability to the future refurbishment potential of the ground floor outlet.

Description

Former banking premises that comprise an imposing four-storey building with a front facade constructed in a mixture of stone and brickwork under a pitched insulated slate roof. The front elevation incorporates decorative stone mullion windows to the upper floors, together with timber sash windows. There is an existing shop front, with direct access out onto Market Street.

The building has been cleared to a shell finish to allow the purchaser to refurbish the ground floor to provide a single or multiple retail units, together with the refurbishment of the open plan accommodation on the upper levels to provide for the consented scheme. There is basement accommodation that is anticipated will form ancillary accommodation associated with the retail uses on the ground floor.

Accommodation

	Sq M	Sq Ft
Basement – Stores	172.52	1,857
Ground Floor – Retail Sales	216.56	2,331
<u>First Floor</u>		
Apartment 1 (Studio x1 Bed)	39.95	430
Apartment 2 (Studio x1 Bed)	49.98	538
Apartment 3 (Flat x1 Bed)	51.00	549
Apartment 4 (Flat x1 Bed)	45.99	495
<u>Second Floor</u>		
Apartment 5 (Studio x1 Bed)	39.02	420
Apartment 6 (Flat x2 Bed)	61.04	657
<u>Third Floor</u>		
Apartment 7 (Duplex x1 Bed)	58.99	635
Apartment 8 (Duplex x2 Bed)	91.04	980
<u>TOTAL GIA</u>	<u>826.09</u>	<u>8,892</u>

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

Services

Interested parties are requested to make their own enquiries of the utility companies in order to ensure that the necessary services are available on site.

Planning

Planning consent has been granted by Leicester City Council for a change of use from banking premises to a commercial unit on the ground and basement, together with 8 self-contained flats on the upper floors (Consent No. 20241491). Plans of the consented scheme and the planning consent itself are available from the agents upon request.

Tenure

The freehold interest is available.

Price

£700,000 is required for the benefit of this exciting development opportunity.

VAT

VAT may be applicable to the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have a current EPC assessment of: E 104

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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