

TO LET - FORMER CINEMA AUDITORIUM

PNF

LEICESTER - CITY CENTRE

D2 LEISURE SPACE

15,797 sq ft GIA
(1,467.54 sq m)

To Let

- **Single Large Auditorium**
- **Ground Floor Retail Unit**
- **Additional Rooms**
- **26ft 5in / 8.05m internal height (max)**
- **Licenced for:**
 - **Live and Recorded Music**
 - **Dance**
 - **Sporting Events**
 - **Plays**
 - **Films**
 - **On Liquor**
- **Adjoins Leicester Market**
- **New Lease Available**



Description

The Auditorium was originally developed as a large screen cinema but has subsequently been used as a bingo hall and most recently as a live music concert venue Licenced for 900 people. There is a ground floor ticketing/entrance area fronting Leicester Market which could also be used for retail purposes.

The auditorium forms a single hall/exhibition/event space at first floor level. The floor is stepped to three levels giving floor to ceiling heights of 26ft 5in (8.05m), 20ft 2 in (6.15m) and 15ft 4in (4.68m).

At second and third floor levels there are individual rooms suitable for offices, meeting spaces, stores and ancillary areas.

Location

The Auditorium is prominently located in the heart of Leicester City Centre on the edge of The Lanes and between the main retail and cultural quarters. It is only a few minutes' walk from the Highcross Shopping Centre, High Street and Gallowtree Gate. Leicester Market is sited immediately to the front of the premises

For More Information Contact:

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PNF

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FORMER CINEMA/ AUDITORIUM MARKET PLACE, LEICESTER LE1 5HJ

Lease	Area	Floor Area (SqFt)	Floor Area (SqM)
The premises are available to let on a new lease direct from the Landlord, on terms to be agreed.	Gd - Retail/Lobby	966	89.74
	1 st - Hall and Lobby	10,658	990.13
	1 st - Cellar Stores	364	33.81
Services The premises benefit from water, gas and electricity supplies. There is a service charge to cover for the maintenance and repair of the building.	2 nd - Offices / Stores	1,993	185.15
	3 rd - Offices / Stores	1,816	168.71
	Total	15,797	1,467.54

Business Rates

The premises currently have a published Rateable Value of £24,000RV.

VAT

VAT will apply at the prevailing rate.

Legal Costs

Each party will be responsible for its own costs associated with the transaction.

Interested parties are recommended to make their own enquiries to verify the information contained herein.

[November 2011]

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