



 0  
Bedroom

 0  
Bathroom



A substantial five storey corner property of brick construction with a painted and rendered facade housed under a flat synthetic roof. The property previously accommodated Maple & Co and operated as a furniture store before being converted into a public house in 1995.

**LOCATION:** The Last Plantagenet is prominently situated on busy Granby Street, an arterial route from Leicester Railway Station to the main retail pitch. The Last Plantagenet occupies a prominent corner position at the junction where Dover Street meets Granby Street. The property neighbours a flexible working and meeting facility and a sm. A popular pay and display car park is situated opposite on Dover Street, amongst a number of development schemes.

**ACCOMMODATION:** Ground Floor - The trading accommodation is situated at ground level, comprising an open plan seating area with both table and booth seating serving 200 covers. A substantial timber bar servery is located to the right-hand side. The commercial kitchen and disabled WC are located to the rear. Basement - The basement accommodation comprises a manager's office and large full-height beer cellar. Upper Floors - Customer WC's and staff changing facilities are located at first floor. There is substantial unused space across the upper levels. Planning consent was granted in September 2017 to convert the upper floors to 38 hotel bedrooms.

**TENURE:** The property is held freehold **RATEABLE VALUE : 2017 Ratable Value £115,000**

**EPC:** yes

**PREMISES LICENCE :** The property benefits from a premises licence permitting the sale of alcohol until 12:30am Sunday to Thursday and 1 am on Fridays and Saturdays

#### **APPROXIMATE FLOOR AREAS -**

Ground & Ancillary: 547m<sup>2</sup>

Basement Floor: 250m<sup>2</sup>

First Floor: 412m<sup>2</sup>

Second Floor: 417m<sup>2</sup>

Third Floor: 407m<sup>2</sup>

Fourth Floor: 414m<sup>2</sup>

Total Area: 2447m<sup>2</sup>

They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

