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Swan & Ruses

19 Infirmary Square, Leicester LE1 5WR

To Let Nil Premium

- Prominent frontage to busy A-road
- Well presented character trading areas
- Close to Leicester City FC & Leicester Tigers RFC
- Adjacent to Hospital/De Montford University

SOLE LETTING RIGHTS
REF: M-112400

VIEWING

Strictly by appointment through Fleurets Birmingham Office on 0121 236 5252.

LOCATION

The Swan & Ruses lies in Infirmary Square at the busy triangular junction of the A594 Oxford Street and Grange Lane to the South Side of Leicester City Centre. The pub is adjacent to Leicester Royal Infirmary and within easy walking distance of De Montford University, the homes of the City's successful Rugby & Football clubs and the retail and office core.

DESCRIPTION

A two storey red brick property beneath a pitched tiled roof which has a central entrance to its corner junction frontage. To the rear there is a small, enclosed half covered courtyard/terrace and to the side, a garage/store.

TRADE

No trade is sold or represented.

ACCOMMODATION

Ground Floor

There are two separate trading areas which are served from either side of the timber bar servery. Both having a great deal of character, they are the 'Main Bar' and 'Back Bar'. The 'Main Bar' is fully carpeted save for a tiled section in front of the bar and has part-panelled walls and a mixture of fixed and loose seating.



The 'Back Bar' is similarly fitted and includes a bow window and both a darts throw and pool play area. There is a small but functional kitchen towards the front of the property and customer toilets to the rear.

Basement

Chilled beer cellar and adjacent beer store.

Living Accommodation

The private quarters, which are at first floor level, are made up of 3 bedrooms (2 doubles, 1 single), a large living room, office, domestic kitchen, bathroom, separate WC and store.

Outside

To the rear there is a small enclosed, and half covered courtyard/terrace and to the side, a garage/store.

TENURE

New Free-of-Tie Lease offered.

Terms to be negotiated.

Guide rent £26,250 per annum.

The lessee will also lodge a bond equal to 3 months rental plus the equivalent of 20% VAT.

REQUIRED CAPITAL

Applicants must be able to demonstrate capital to pay one quarter's rent and insurance and cover legal fees and working capital.

This is only an estimate and is subject to change pending the final lease terms agreed. In addition, sufficient funds will need to be available for any additional refurbishment works required.

LICENCE

A premises licence prevails, the main licensable activities being:-
Sale by retail of alcohol for consumption on and off the premises:

Monday to Saturday 11.00 am - 01.00 am
Sunday 11.00 am - 12.00 midnight

BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Leicester City Council. The VOA website shows the property has a 2010 Rateable Value of £23,500. The 2017 Rateable Value has been assessed at £23,750.

The domestic accommodation is within Band B for council tax purposes.

SERVICES

We are advised that all mains services are available.

APPLICATION PROCEDURE

Applicants are requested to complete a Criterion Asset Management Application Form and provide a Business Plan. Cashflow Forecast and evidence of funding prior to interview. To obtain an Application Form, contact Fleurets Birmingham Office on 0121 236 5252.

EPC

The property has an EPC rating of E

FURTHER INFORMATION

For further information please contact: Andy Tudor at our Birmingham office on 0121 236 5252 or email andy.tudor@fleurets.com

DISCLAIMER

Fleurets Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Fleurets Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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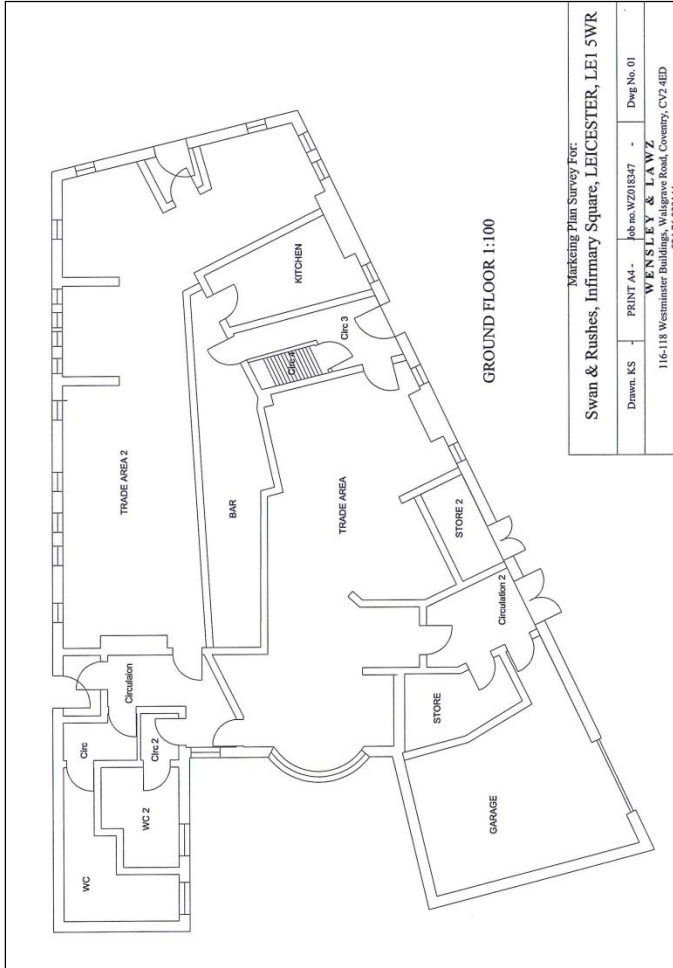
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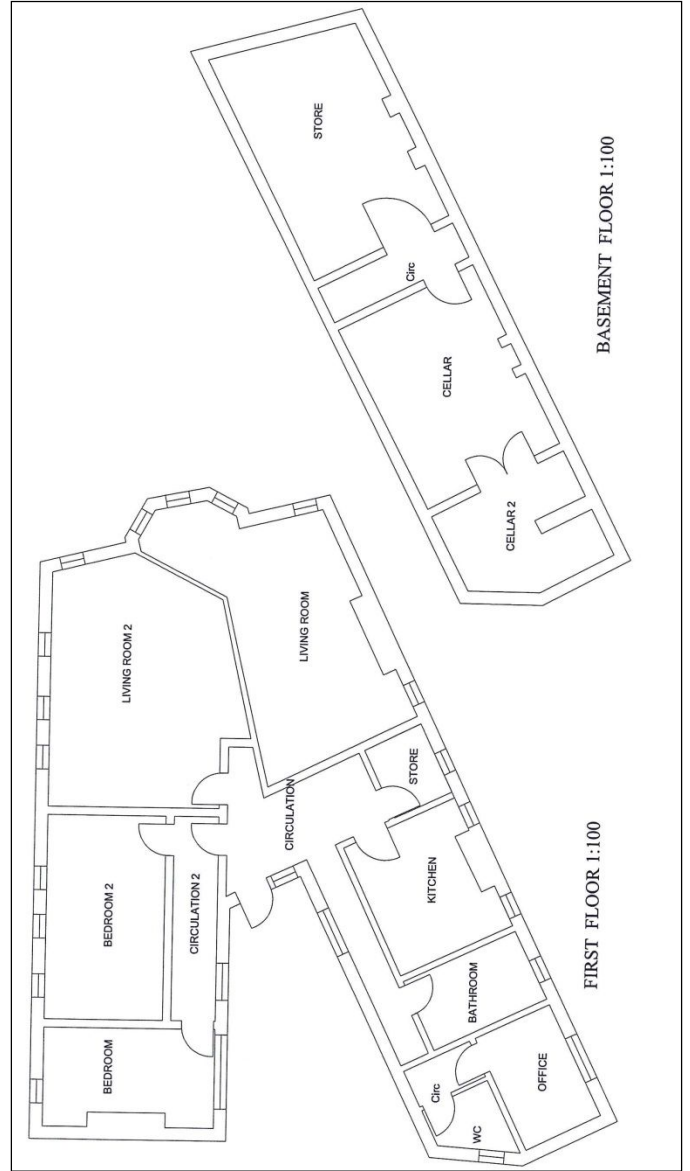
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FLOOR PLANS – GROUND FLOOR



FLOOR PLANS – FIRST & BASEMENT



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