

FREEHOLD



Restaurant & Take Away (EPC Rating: )

Loughborough Road, Belgrave, Leicester, LE4  
5OR

Offers In The Region Of:

£650,000

 **SETHS**

**\*\*\* RARE TO MARKET COMMERCIAL PROPERTY - LOUGHBOROUGH ROAD - FLAMINGO BAR AND GRILL \*\*\*\***

Seths Estate Agents are pleased to offer an exceptional opportunity to acquire the freehold of the iconic Flamingo Bar & Grill, a landmark property with excellent potential located on bustling Loughborough Road in Leicester's LE4 area. Formerly an Edwardian pub, this prominent two-storey venue combines historical charm with significant commercial potential, making it ideal for continued hospitality use or redevelopment.

The spacious accommodation includes a welcoming entrance lobby, expansive ground-floor restaurant areas with multiple seating zones, a fully equipped bar, and supporting facilities. Its location and distinctive architectural character position it perfectly for investors or operators looking to revitalise or repurpose a high-visibility venue in a thriving part of Leicester.

Viewings are by appointment only. Contact Seths Estate Agents at 0116 266 9977 to explore this unique investment opportunity.

### GROUND FLOOR

#### ENTRANCE/LOBBY

The venue welcomes guests with an inviting entrance porch that leads into a spacious lobby. This area provides access to both the ground floor and a staircase to the first floor. Upon entry, patrons are greeted by a waiting area to the left, which seamlessly transitions into the main bar area.

#### BAR AREA

The main bar area is designed for efficiency and functionality, featuring base-level countertops, bar taps, and a stainless steel sink. Integrated fridges are strategically placed to ensure quick access to beverages, creating an optimal service environment. This space also includes additional seating under the stairs, providing a comfortable spot for patrons to relax.

#### DINING AREA

Adjacent to the bar is a generous dining area that can accommodate approximately 30-40 guests. This flexible space is perfect for both casual dining and special occasions, offering significant potential for further development to elevate the guest experience.

#### KITCHEN

The fully equipped restaurant kitchen features vinyl flooring and stainless steel base-level units. It includes a covered stainless steel sink and partially tiled walls, ensuring cleanliness and ease of maintenance. The

kitchen provides access to a walk-in fridge and a walk-in freezer.

#### CUSTOMER FACILITIES

Conveniently located on the ground floor, the property includes male, female, and disabled toilets,.

#### FIRST FLOOR

#### ENTERTAINMENT AREA

large open entertainment area on the first floor, which includes base-level units with bar taps, a stainless steel sink, and double-glazed windows offering front and side views.

#### CUSTOMER FACILITIES

male, female, and disabled toilets.

#### OUTSIDE

The building has a stylish, decorative look with a low parapet at the top and corner stones that make it stand out. It features detailed cornices with decorative swags below them, adding a unique touch. A large square bay window and an inviting entrance porch supported by columns give the building a grand, eye-catching appearance. Sitting at a busy corner, it's a striking and well-known landmark in the area.

#### FREEHOLD

#### ADDITIONAL INFORMATION

The information contained in this listing is deemed reliable but not guaranteed. Prospective buyers are advised to verify all details and consult legal counsel for specific legal inquiries



### PLANNING AND DEVELOPMENT

Potential buyers are advised to conduct their due diligence and consult with local planning authorities regarding any modifications or alterations they may wish to make to the property. We encourage interested parties to seek professional legal and planning advice to fully understand the implications of the conservation status and listing designation.

While all information provided in this listing is deemed reliable, it is not guaranteed and should be independently verified.

### SERVICES

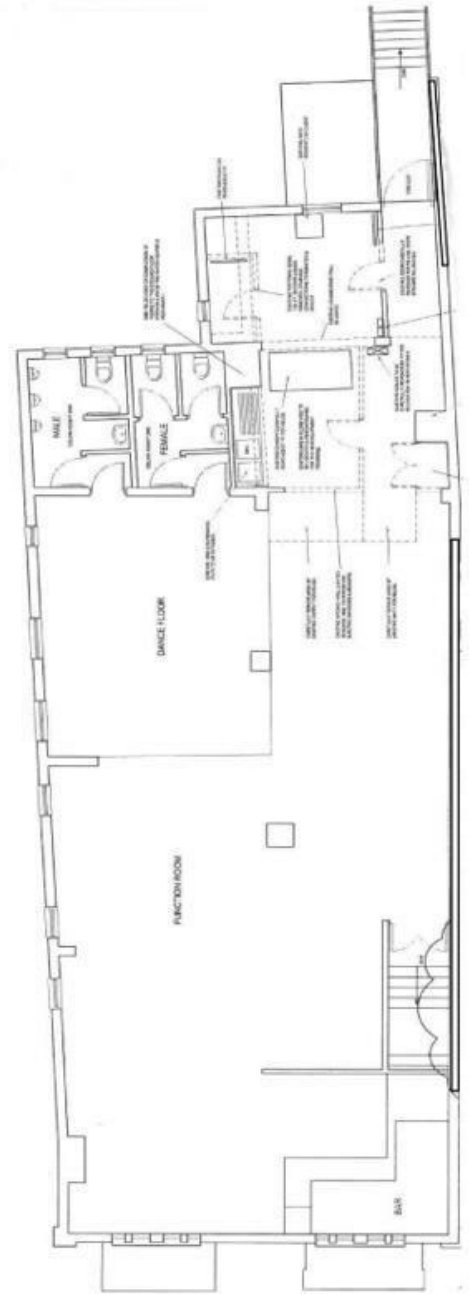
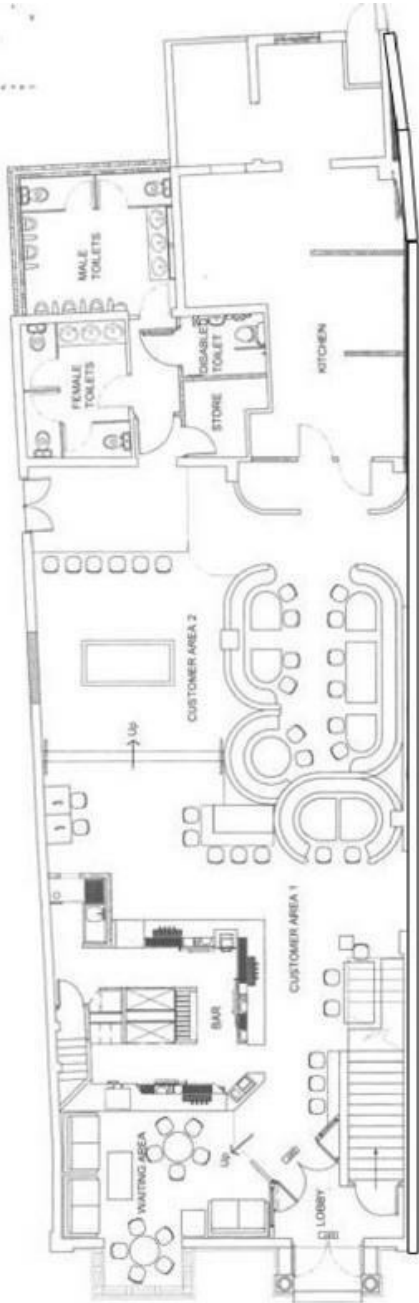
We understand that the property is connected to mains drainage and prospective purchasers would need to add three-phase electrics to the premises and is served by LPG gas, but any interested parties must rely on their own enquiries to confirm this.

### EPC

An EPC rating has been requested.







Council Tax Band

Energy Performance Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

Call us on

**0116 266 9977**

**sales@seths.co.uk**

**www.seths.co.uk**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

