

P R O J E C T

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M C M X I X

L E A S E O P P O R T U N I T Y



**MRP**  
GROUP

# OPPORTUNITY OVERVIEW

This is an excellent opportunity to manage 113 serviced apartments in the heart of Leicester. Expected planning permission allows for the development of 113 units in the new building with an average size of 30m<sup>2</sup>. Key features of the site include:

## **C1 Permitted Use**

**Net Internal Area – c.3,700m<sup>2</sup>**

Other facilities are proposed to include are, bowling alley, general office and space and banqueting suite. These areas should be considered separately from the serviced apartment lease offer.

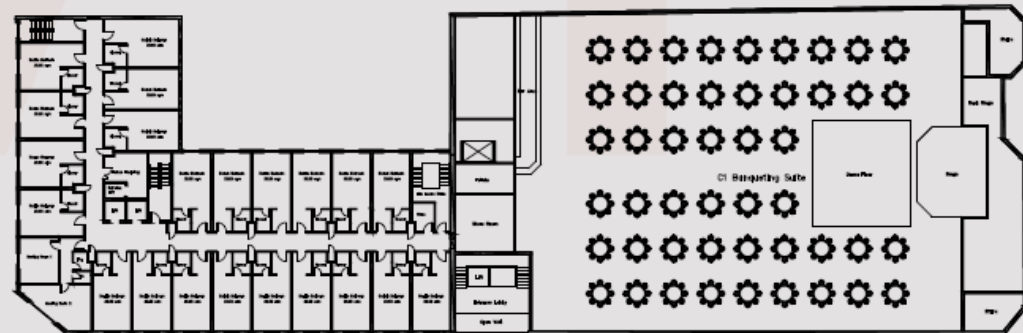
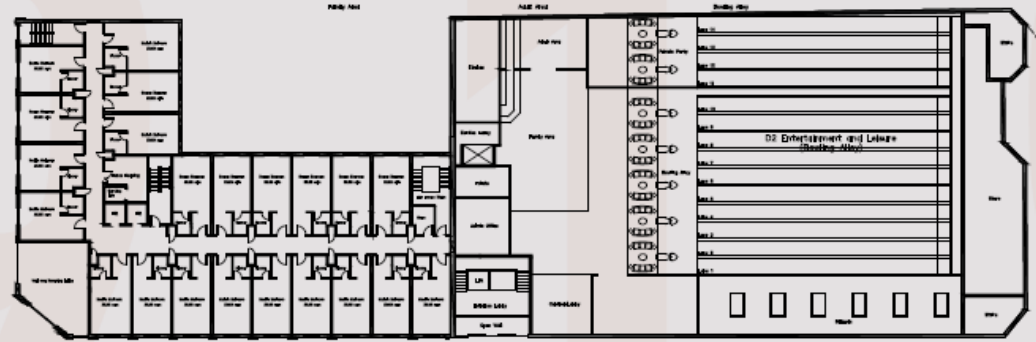
61 vehicular parking spaces (including one disabled space).

Each of the areas have multiple entrances to ensure disturbance to the serviced apartments are minimised.

## **113 UNITS ENCOMPASSING:**

- 110 STUDIOS
- 3 ONE-BEDROOM UNITS
- AVERAGE STUDIO SIZE 30M<sup>2</sup>
- AVERAGE ONE-BEDROOM SIZE 53M<sup>2</sup>
- BASEMENT
- GROUND FLOOR - RECEPTION, GYM, RESTAURANT & CHILDREN'S PLAY AREA
- FIRST FLOOR - 22 UNITS & BOWLING ALLEY
- SECOND FLOOR - 22 UNITS, 2 MEETING ROOMS & BANQUETING SUITE
- THIRD FLOOR - 23 UNITS
- FOURTH FLOOR - 23 UNITS & SERVICED OFFICES
- FIFTH FLOOR - 23 UNITS WITH SERVICED OFFICE & HOSTEL
- SIXTH FLOOR - ROOF TOP BAR & 11 PRS APARTMENTS
- VEHICULAR AND BIKE STORAGE

# FLOOR PLANS



# THE PROCESS

MRP Group are seeking operators to review the proposition and submit a Letter of Interest for the purposes of a Lease agreement. Therefore, we formally invite you to consider the proposition and register your interest in being considered as a potential operator.

Your Letter of Interest should denote the following:

- **Company covenant and history**
- **Operating preference (lease or management)**

Following this please submit your offer to Lease or Manage (HMA).

Lease proposals should include:

- **Term**
- **Lease FRI Terms**
- **Company Guarantees**
- **Rent**
- **Rental Increases – cap and collar**
- **Breaks requirements**
- **10 year forecast**
- **Other Requirements**

Management proposals should detail your fee terms.

## RECOMMENDATIONS:

**WE ARE SEEKING  
OFFERS TO LEASE:**

**IN EXCESS OF £1.25M  
PER ANNUM**

**WITH 5 YEARLY RENT  
REVIEW LINKED TO CPI**

**COLLARED AT 1%  
AND CAPPED AT 4%**



# CONTACTS



**Max Thorne**  
Chief Executive

+44 7768 617995  
max.thorne@mrpadvisor.com



**Vikkie Ware**  
Business Manager

+44 20 7030 3237  
vikkie.ware@mrpadvisor.com



**Narup Chana**  
Senior Analyst

+44 7407 385694  
narup.chana@mrpadvisor.com



**Jessica Rollett**  
Analyst

+44 7789 466921  
jessica.rollett@mrpadvisor.com

LEASE OPPORTUNITY

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