



# LEICESTER COLOSSEUM



98-100 MELTON ROAD, LEICESTER

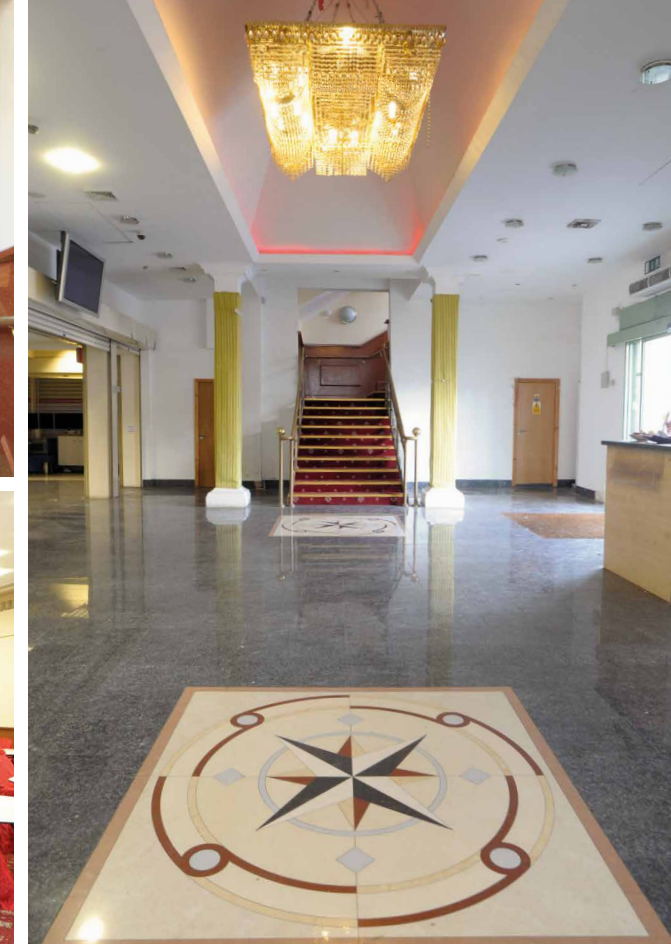
LE4 5EB



**Rare Freehold opportunity 1,740 m<sup>2</sup> (18,729 ft<sup>2</sup>)**

Suitable for a variety of uses subject to contract





#### Description

The Former cinema, bingo hall and most recently banqueting hall and shopping Mall is located on the corner of Shaftesbury Avenue and Melton Road. The Art Deco building was built in 1933 as a cinema but has since been used for a variety of different uses.

Its most recent use was a mixed use of banqueting hall and shopping Mall with the ground floor used as a communal entrance area and predominantly as a shopping Mall and then to the first floor a banqueting hall with a capacity of 500.

#### Location

The building is located on the corner of Melton Road and Shaftesbury Avenue approx. 1.5 miles from Leicester City Centre. The Area is traditionally a mix use residential and retail and the building is opposite a Tesco Express.

#### Price

On Application

#### VAT

VAT is applicable at the standard rate.

#### Business Rates

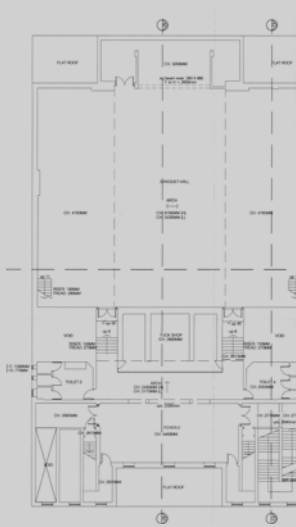
The building is currently rated as shop and premises with a rateable value of £42,250



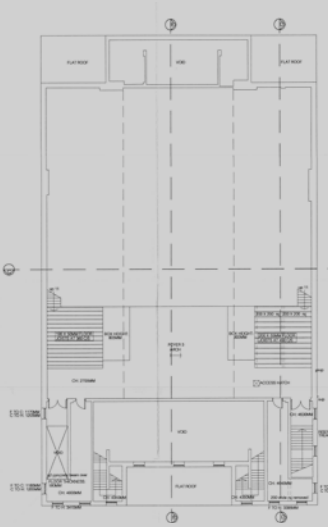
#### Floor Plans



Ground Floor



First Floor



Second Floor



Third Floor

Roof top





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