

**MATHER
JAMIE**

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**The Brook Centre
Tay Road
New Lubbethorpe
Leicester LE19 4BG**

**TO LET
POA**

Artist Impression



Retail & Café/Restaurant Opportunities

**97 sq m – 141 sq m
(1,044 sq ft – 1,518 sq ft)**

The New Lubbesthorpe master plan within these particulars shows the development over the next 15 years of approximately 4,250 homes, local and district centres, schools, health centre, community space and a business centre creating a new community to the west of the M1 motorway.

Development commenced on site in 2016 and to date £65m of infrastructure including a bridge over the M1 has been completed. The Brook Centre 1 is near to the primary school which opened in September 2019. New houses near The Brook Centre are being delivered by Barratt Homes, David Wilson Homes and Davidsons Homes.

In addition to the proposal, the 3.4-acre local centre will incorporate a care home which is currently under construction with opening scheduled for May 2025. The Brook Centre will provide Forest Medical Group to the upper floor, a convenience food store (pre-let to Sainsburys Stores Ltd) on the ground floor, with opportunity for expressions of interest from occupiers for up to 500 sq m.

The quality of the development and delivery means Charterpoint and the lead developers, The Drummond Trust, are looking for a high-quality development with occupiers of standing to create an attractive Local Centre environment for the adjoining new community.

As such, it is envisaged that the pub/bistro facility will be an open all-day establishment providing more of a café/bistro style operation offering facilities to local communities from morning, through lunch times into early evening with a food and social hub bias.

It is envisaged that the retail/leisure scheme to be delivered will incorporate high quality users suited to such a Centre environment taking into account the high-quality convenience store. Enquiries from occupiers providing complimentary ancillary health uses such as a pharmacy will be positively considered.

ACCOMMODATION

	Use Class	Size (sq m)	Size (sq ft)
Unit 2	A1 / E(a)	132	1,421
Unit 3	A1 / E(a)	129	1,389
Unit 4	A1 / E(a) & A3 / E(b)	97	1,044
Unit 5	A3 / E(b)	141	1,518

PLANNING

Interested parties are advised to make their own enquiries of the local planning authority.

RENT

On application.

VAT

VAT will be charged on the rent.

TENURE

The units are available by way of a new lease on terms to be agreed.

BUSINESS RATES

Local Authority: Blaby
Period: 2024/2025
Rateable Value: The units will be assessed upon completion

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

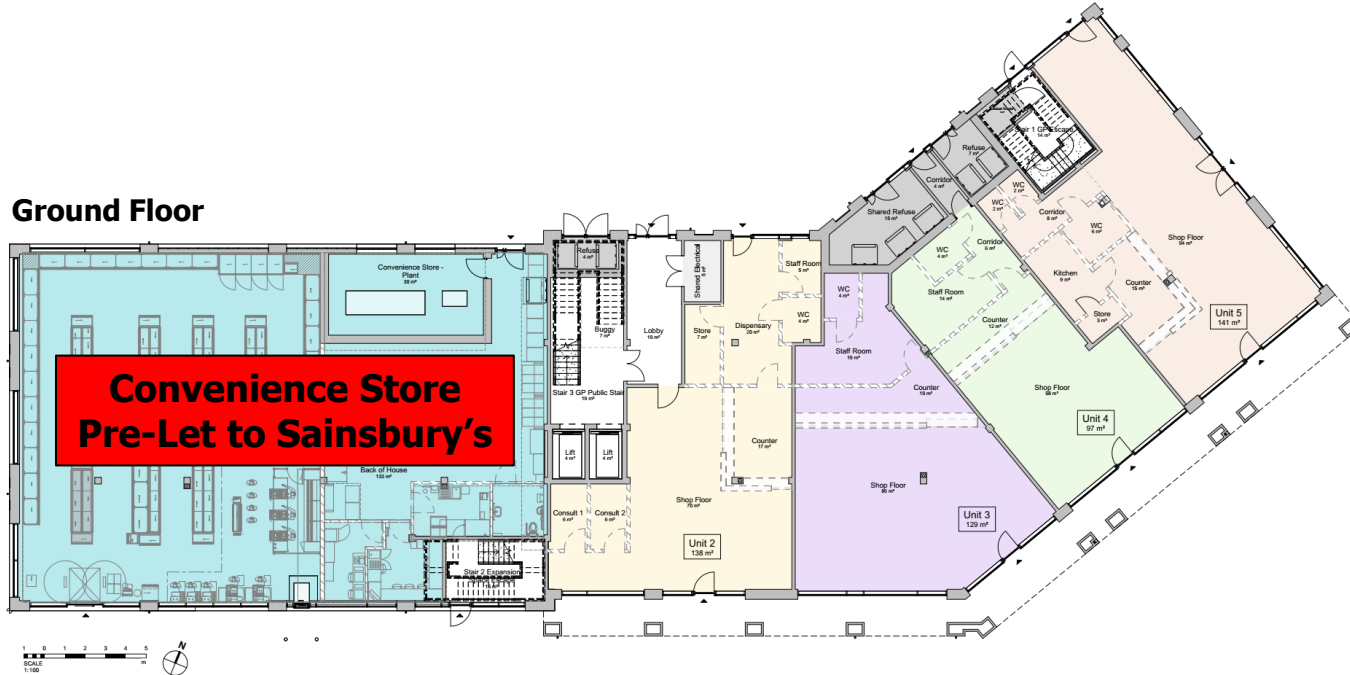
EPCs will be provided upon completion of the units.

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The upper floor of The Brook Centre, is pre-let to Forest Medical Group

Ground Floor



GENERAL NOTES	
1. Do not scale off this drawing unless a scale bar is provided	
2. Any omissions, corrections and errors on this drawing should be notified immediately to the Architect before the commencement of work on site	
3. Contractors must refer to the contract documents for full details	
4. All work is to be carried out in accordance with the contract documents and to the satisfaction of the Architect	
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6. This drawing is to be used in conjunction with other relevant drawings and specifications for the project	

CDM REGULATIONS
Determine a significant hazard or identify the principal contractor. Please refer to Designer Hazard Register for further information regarding mitigation of hazards.

REVISION NOTES															
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PARTNER/ASSOCIATE
Matthew Stanton

PROJECT ARCHITECT
Sarah Soutford

PROJECT NAME
New Lubbethorpe Local Centre

PROJECT NO.
16-0014

PROJECT ADDRESS
Lubbethorpe, Leicester

CLIENT / USER NAME
Charterpoint (New Lubbethorpe) Limited

SHEET NAME
Proposed Retail Unit Option 3

VOLUME	
B2	Mixed Use Development

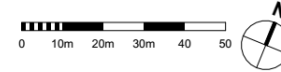
FULL DOCUMENT REFERENCE	
Project Number	16-0014
Doc#	S3 Preliminary
Revision Date	2023-02-01
Revision	P4
Sheet Number	1
File Number	CNL-FEA-B2-00-DP-A-2216

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1 Context Site Plan Ground Floor Proposed
1 : 1000



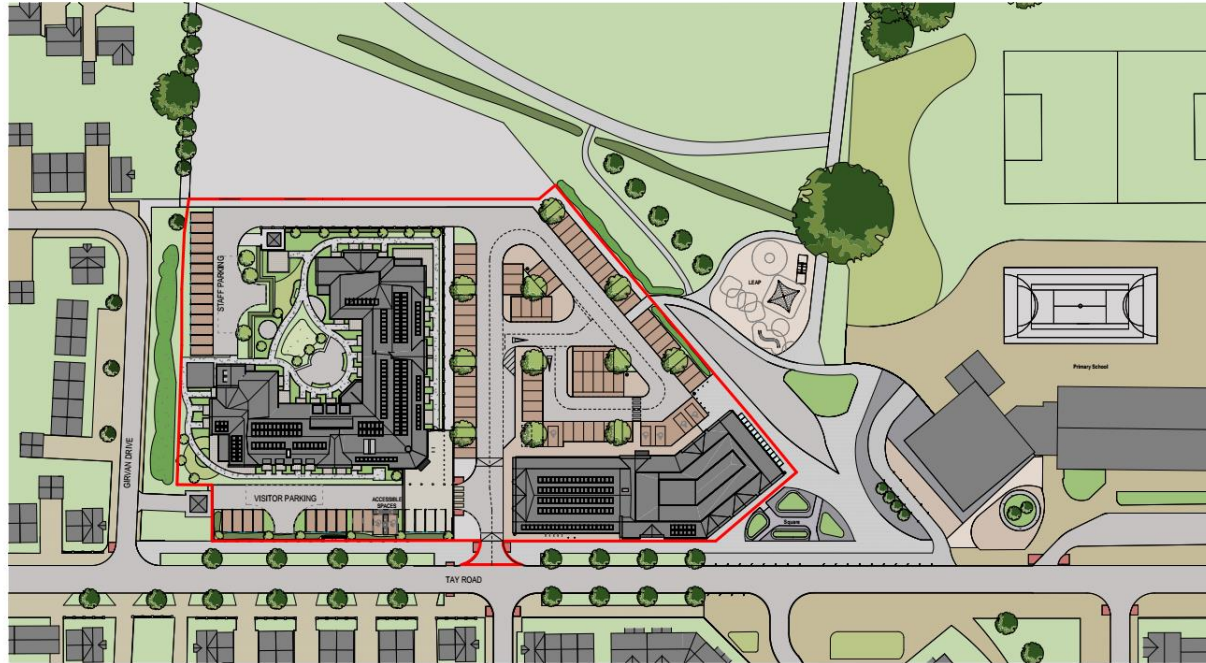
VOL S2 Site Master

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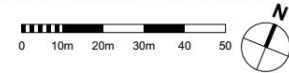
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1 Context Site Roof Plan Proposed
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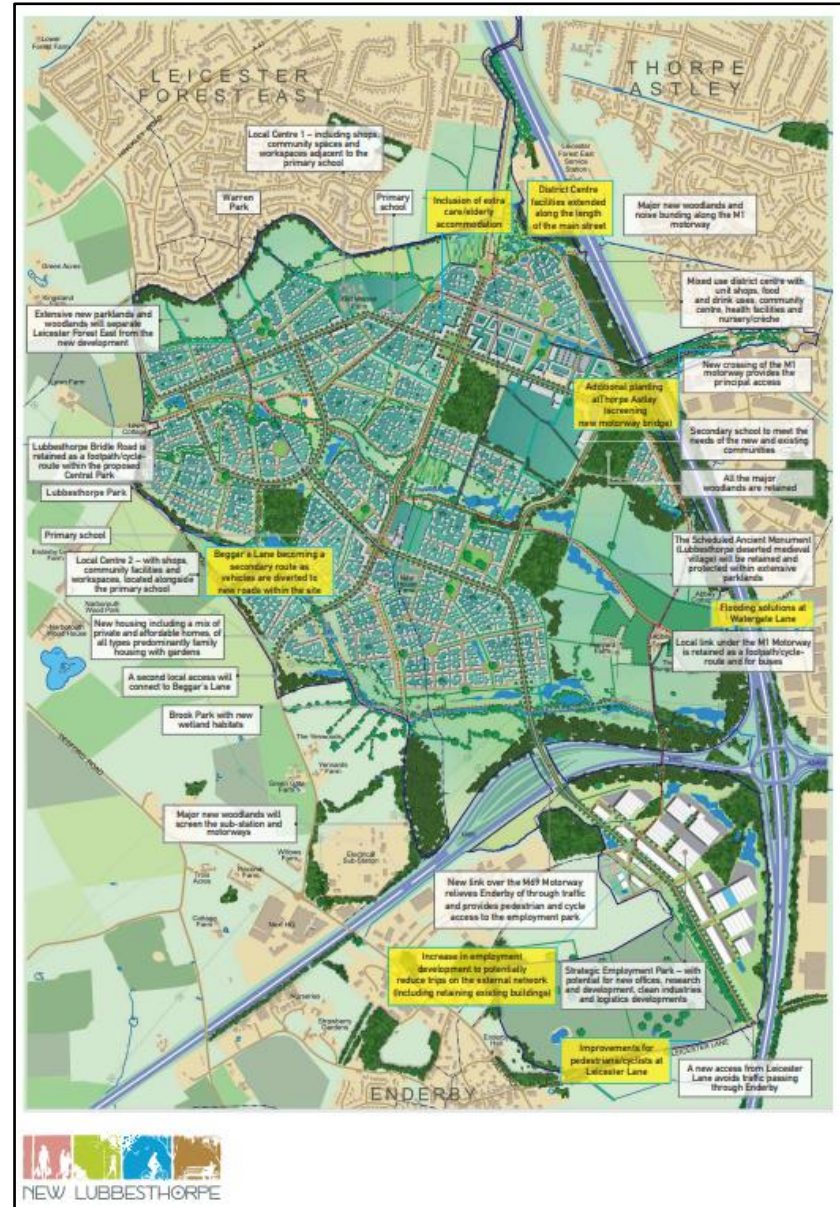
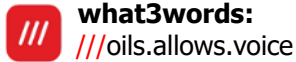
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LOCATION

New Lubbethorpe lies between Leicester Forest East and Enderby.

Within the area there are supermarkets, a David Lloyd health and leisure club, Enderby leisure and golf centre, a post office, pharmacy and other local shops

It is also within a couple of miles of the Vue Cinema and Fosse Retail Park, which offers lots of shops and eateries.



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations