



01509 233433

**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 Lubbethorpe 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.

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

ACCOMMODATION

	Use Class	Size (sq m)	Size (sq ft)
Unit 2	A1 / E(a)	132	1,421
Unit 3	A1 / E(a) & A3 / E(b)	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.

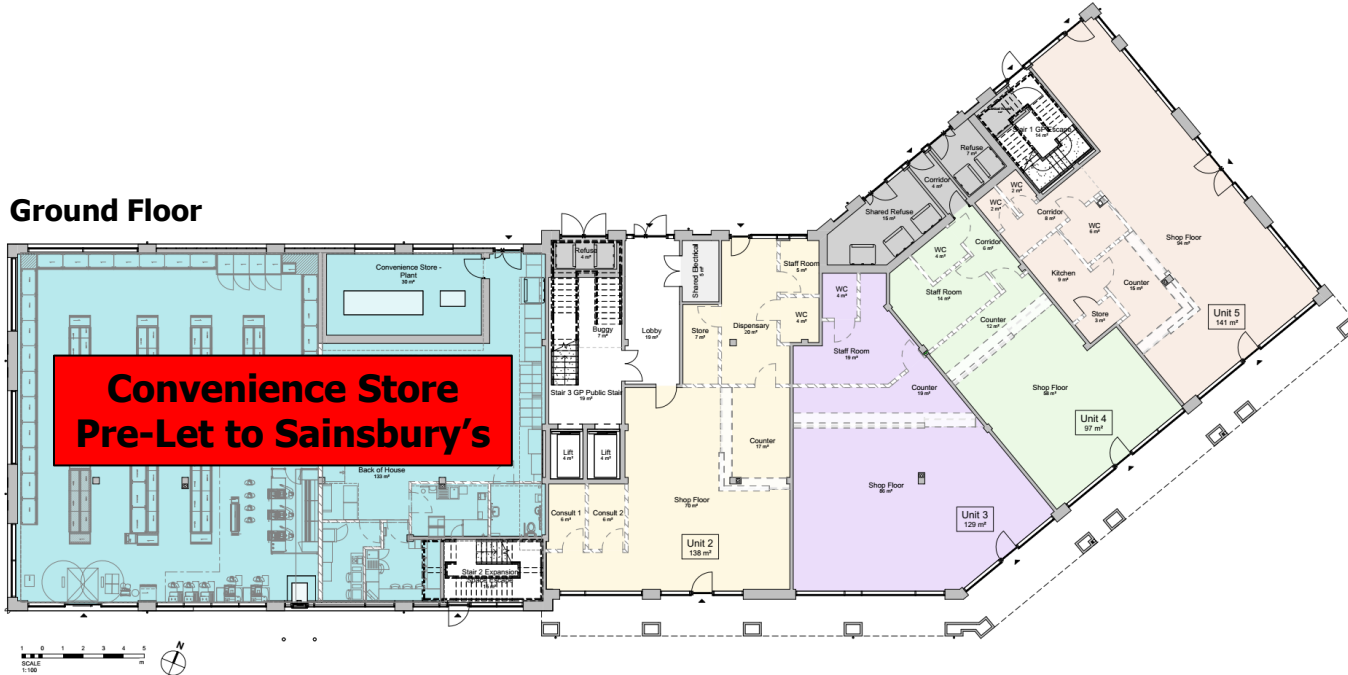
The Brook Centre, Tay Road, New Lubbethorpe, Leicester, LE19 4BG



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

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 work, materials and work on this drawing should be subject to the approval of the Architect before the commencement of work in situ.
3. Dimensions are to be taken from the centre of the wall unless otherwise stated.
4. All dimensions are to be taken from the centre of the wall unless otherwise stated.
5. All work is to be done in accordance with the latest edition of the Building Regulations.
6. All work is to be done in accordance with the latest edition of the Building Regulations.
7. This drawing is to be used in conjunction with all other relevant drawings and specifications for this project.

CDM REGULATIONS

Where a significant hazard or difficulty is identified, please refer to Designer Hazard Register for further information regarding mitigation of hazards.

Rev	Date	Description	Author	Checker
01	2023-02-01	Issue for information	SA	SA
02	2023-02-01	Issue for information	SA	SA
03	2023-02-01	Issue for information	SA	SA
04	2023-02-01	Issue for information	SA	SA

FRANKLIN ELLIS ARCHITECTS

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PROJECT PARTNERS

PARTNER ASSOCIATE: Matthew Branton
PROJECT ARCHITECT: Sarah Bowford
PROJECT NAME: New Lubbethorpe Local Centre
PROJECT ADDRESS: Lubbethorpe, Leicester

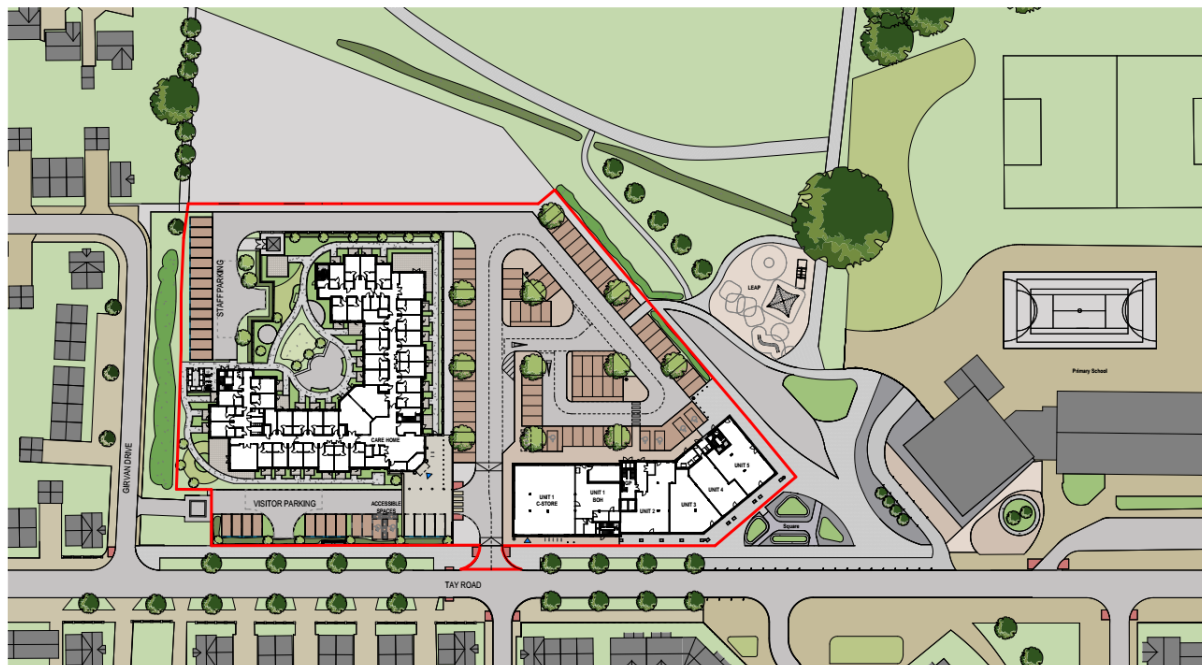
CLIENT USER NAME: Charterpoint (New Lubbethorpe) Limited

SHEET NAME: Proposed Retail Unit Option 3

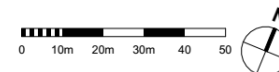
VOLUME	B2	Mixed Use Development
REVISION DATE	2023-02-01	REVISION P4
STATUS	S3 Preliminary	STATUS
SHEET SIZE	A1 L	SCALE 1 : 100

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1 Context Site Plan Ground Floor Proposed
1 : 1000



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REVISION NOTES

Rev	Date	Description	Issuer	Checker
P4	2022-01-20	Service bay amended	SHB	SHB
P5	2022-09-13	Validation request updates: building plan general updates with design development, care home bollards and bins to local centre added	SHB	SHB
P6	2023-02-27	Revised planning issue, substation added, existing context landscaping corrected, mixed-use layout updated	IAT	SHB

PROJECT NAME
New Lubbethorpe Local Centre 1

PROJECT No.
18-0014

CLIENT / USER NAME
Charterpoint (LE19 1) Limited and
Charterpoint (New Lubbethorpe) Limited

SHEET NAME
Context Site Plan Ground Floor Proposed

SHEET
A3 L

VOL S2 Site Master

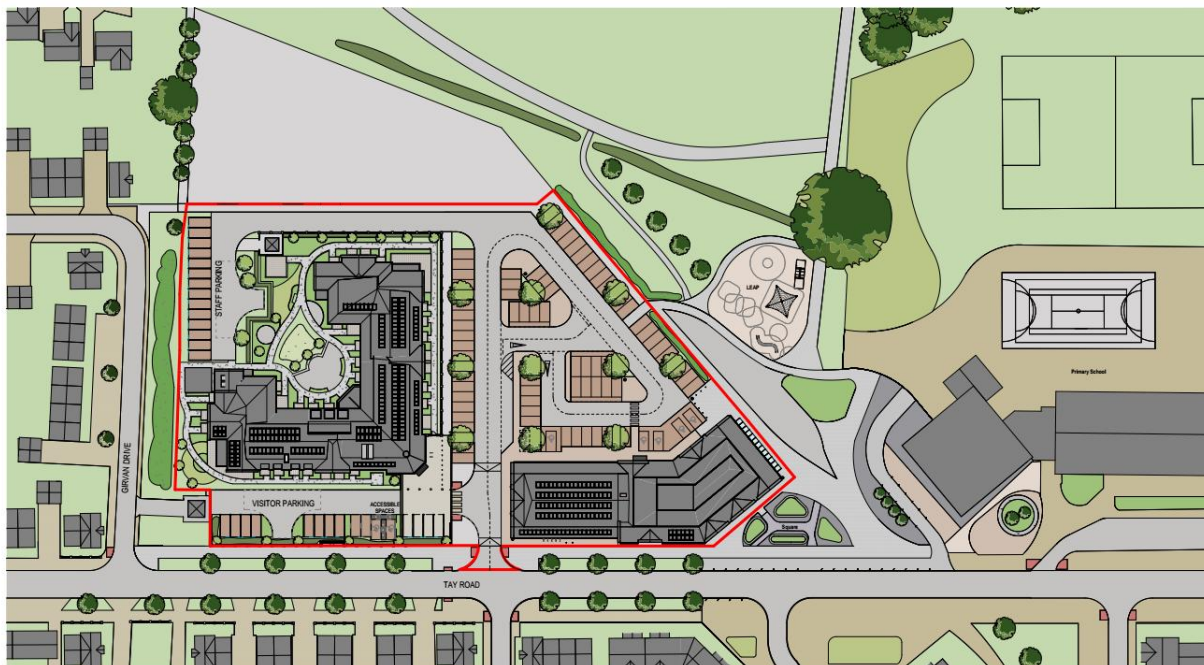
FULL DOCUMENT REFERENCE

Identification / Location				Sheet Number	
Project Code	Originator Code	Volume /Zone	Level/ Location	Doc Type	Role /Dis Number
CNL - FEA-S2-XX-DP-A-1250					
SCALE				STATUS	
As indicated A3 Planning				REVISION P6	

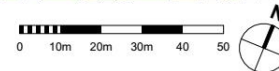
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1 Context Site Roof Plan Proposed
1 : 1000



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REVISION NOTES

Rev	Date	Description	Issuer	Checker
P6	2022-09-13	Validation request updates: building plan general updates with design development, care home bollards and bins to local centre added	SHB	SHB
P7	2023-02-27	Revised planning issue, substation added, existing context landscaping corrected, mixed-use roof updated, PV panels added	IAT	SHB

PROJECT NAME

New Lubbethorpe Local Centre 1

CLIENT / USER NAME

Charterpoint (LE19 1) Limited and
Charterpoint (New Lubbethorpe) Limited

SHEET NAME

Context Site Roof Plan Proposed

PROJECT No.

18-0014

SHEET

A3 L

FULL DOCUMENT REFERENCE

Identification / Location

Project Code

Originator Code

Volume /Zone

Level/ Location

Doc Type

Role /Dis Number

CNL - FEA-S2-XX-DP-A-1251

SCALE

STATUS

REVISION

As indicated A3 Planning

P7

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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