

Retail/Leisure Development Site

Beaumont Shopping Centre, Leicester, LE4 1DS

Freehold development site within Beaumont Shopping Centre, with planning granted for up to 6 Use Class E units suitable for gym, retail, restaurant and leisure uses.

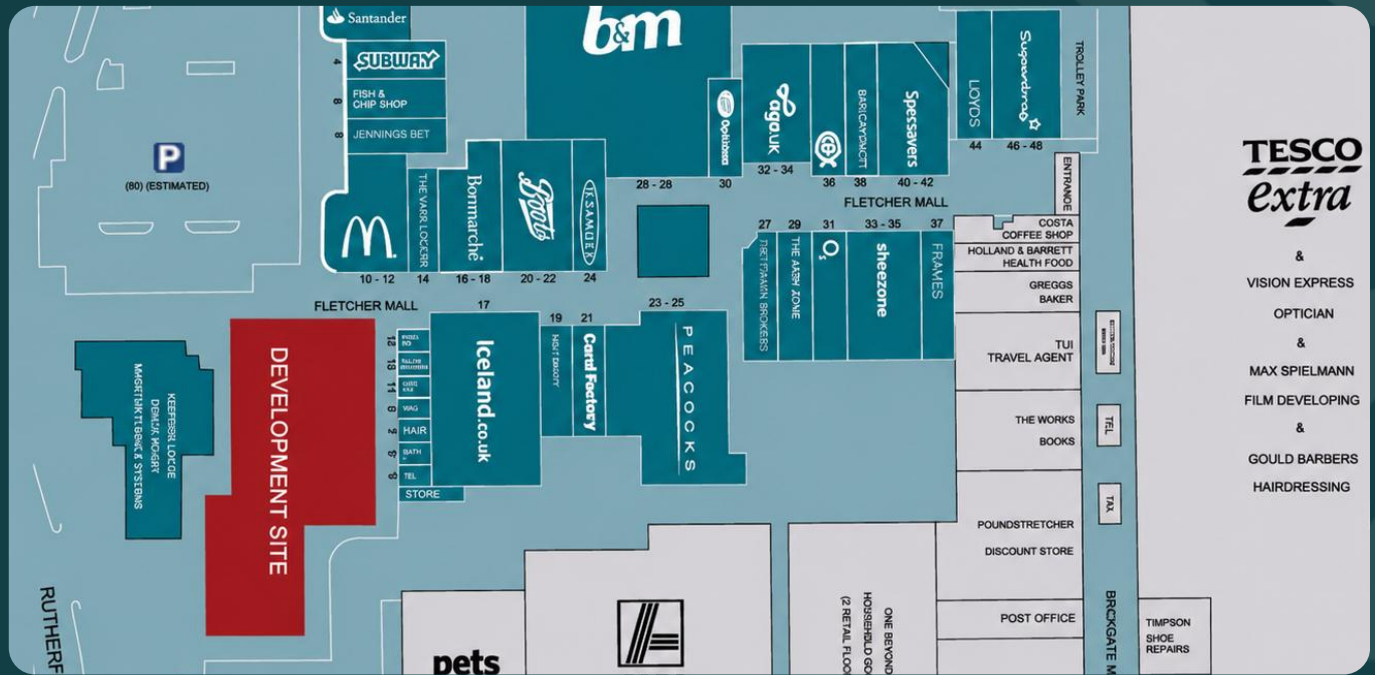


For Sale



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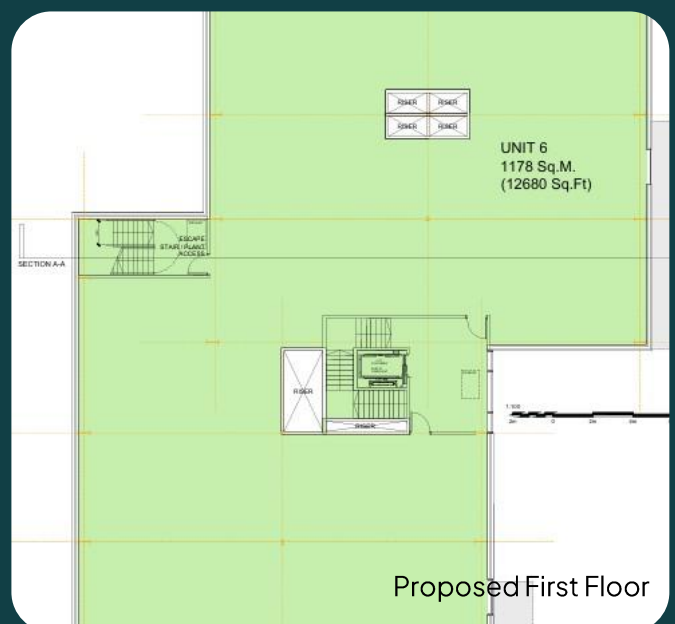
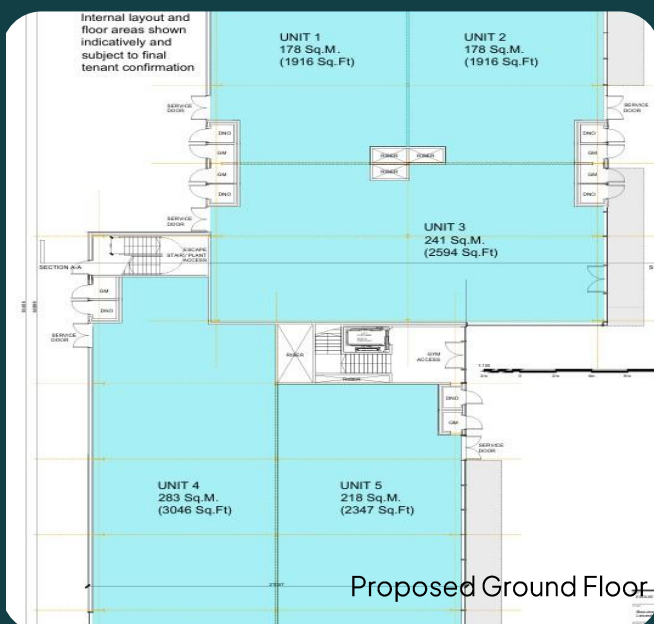
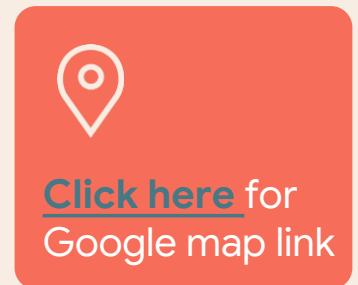
Location



Beaumont Shopping Centre occupies a prominent position in Beaumont Leys, approximately three miles north-west of Leicester city centre. The location benefits from strong road connectivity, sitting just off the A46 near Anstey with good onward links to the A6 and the M1 (Junction 22) and is well served by local bus routes via the centre's own on-site bus terminus.

The wider centre is a well-established, dominant retail and leisure destination for the surrounding suburbs, anchored by Tesco Extra, Aldi, Boots, B&M and Iceland among some 60 other retailers. The centre draws footfall approaching 6 million visitors a year supported by free parking across c. 2,750 spaces.

The site itself is a cleared plot within the centre, formerly occupied by the open-air market hall, which was demolished in 2025. Leicester City Council granted planning permission in January 2026 (application ref. 20251427) for the construction of a two-storey building comprising up to 6 Class E units and associated works.



The Development

A rare opportunity to acquire a development site measuring approximately 0.37 acres within Beaumont Shopping Centre, benefiting from planning consent for restaurant, retail, gym and leisure uses.

The number and size of the proposed units are to be confirmed, allowing flexibility for an incoming developer or occupier.

Tenant Demand

The Shopping Centre itself is fully let with strong demand for space. The selling agents have conducted targeted marketing for the potential developed space and there are several strong covenant tenants seeking to secure space.

Price

On application.

Terms

The site is offered for sale on a freehold basis.

VAT

VAT is applicable at the prevailing rate.

Planning

Leicester City Council granted planning permission in January 2026 (application ref. 20251427) for the construction of a two-storey building comprising up to 6 Class E units and associated works. All interested parties should verify their own enquiries.

Legal Costs

Each party is responsible for their own legal costs in connection with the transaction.

Anti-Money Laundering

To comply with anti-money laundering legislation a successful purchaser will be required to provide certain identification documentation.

These documents will be confirmed to and requested from the successful purchaser by the vendor and their professional advisors at the relevant time but before an exchange of contracts.



Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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