

Invest in Leicester

CANOPY Café, Restaurant, Kitchen.



Overview

The City Council is currently looking for a café operator for CANOPY, a new business hub and workspace managed by LCB Workspaces, the city's creative industries hub. **Closing date for submissions is February 28th, 2025.**

This is a once in a decade business opportunity at a key city centre location to create a distinctive café, kitchen, restaurant as part of Leicester's newest creative industries workspace.

Location

Situated in the heart of the Midlands, Leicester is a vibrant, colourful, and exciting region to eat, live and work, with something to offer for all, we have one of the youngest and most diverse communities in the UK - offering a wealth of opportunities to expand and grow.

CANOPY is situated on King St. in Leicester and is a redevelopment of the former Pilot House location. The site lies just to the south of the City Centre.



For more information or to view this property, please contact James.Burkmar@lcbdepot.co.uk or Pankaj.Mistry@leicester.gov.uk

(i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) all rentals and prices are quoted exclusive of VAT; (iv) measurements are quoted in accordance with the RICS Code of Measuring Practice. (v) Business rates charges may vary depending on individual circumstances.

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Opportunity

This is a once in a decade business opportunity at a key city centre location to create a distinctive café, kitchen, restaurant as part of Leicester's newest creative industries workspace.

Managed by the nationally well-regarded and city council owned LCB Workspace brand, CANOPY has been conceived and developed to provide 34000 sqft of high-quality contemporary workspace to businesses from across the creative and design sectors. A symbol of the city's ambition in this area and rolling off the back of the city's recent acknowledgment by Adobe as being in the UK Top 5 Creative Cities, CANOPY will be a key destination to large and small-scale creative businesses as well as customers and regular users, business networks, universities, the general public and the wider business community.

At the centre of this and in keeping with the LCB model we wish to recruit a distinctive café/restaurant partner with whom we will work in partnership to both develop a great food and drink business and animate the space. We believe this facility will sit well within a steadily growing food and beverage presence in the immediate area to develop an offer which will help achieve our mission of being a destination venue for tenants, visitors, and customers as well as the neighbouring business and residential communities.

LCB will collaborate with our cafe partner to programme activities, exhibitions, and events throughout the year of a mixed business, creative/cultural and social nature designed to promote networking, co-working and a productive friendly environment.

A stone's throw from DeMontfort University, a key partner and stakeholder in CANOPY, and a short distance from the city's train station. The building will comprise a central hub of reception, cafe, exhibition and event space, meeting rooms, co-working, and outdoor working space. CANOPY itself will provide 34000 sqft of office and artisan workspace ranging in size from 150 to 4000 sqft to twenty-nine businesses or around four hundred people.

Our café operator will be encouraged to develop its business both for tenants and visitors and for the wider community – daytime and evenings. A key partner in our exhibition and events programme, our modus operandi is to seek an 'on the same page partnership' with all the value that brings. In an age of growing automation, we place a high value on face-to-face contact. The CANOPY reception sits side by side with our café operator who will occupy a prominent place front and centre within our glass CANOPY roofed arrival café space.

The multi-million-pound developments and regeneration of Leicester has made it an investment hot spot in the past five years, with the city's business growth the highest in the midlands.

Leicester City benefits from one of the best green transport networks in the country with significant investment into a zero-carbon bus station, electric bikes, electric bus fleet and improved cycle routes, all of which has been recognised as a national success.

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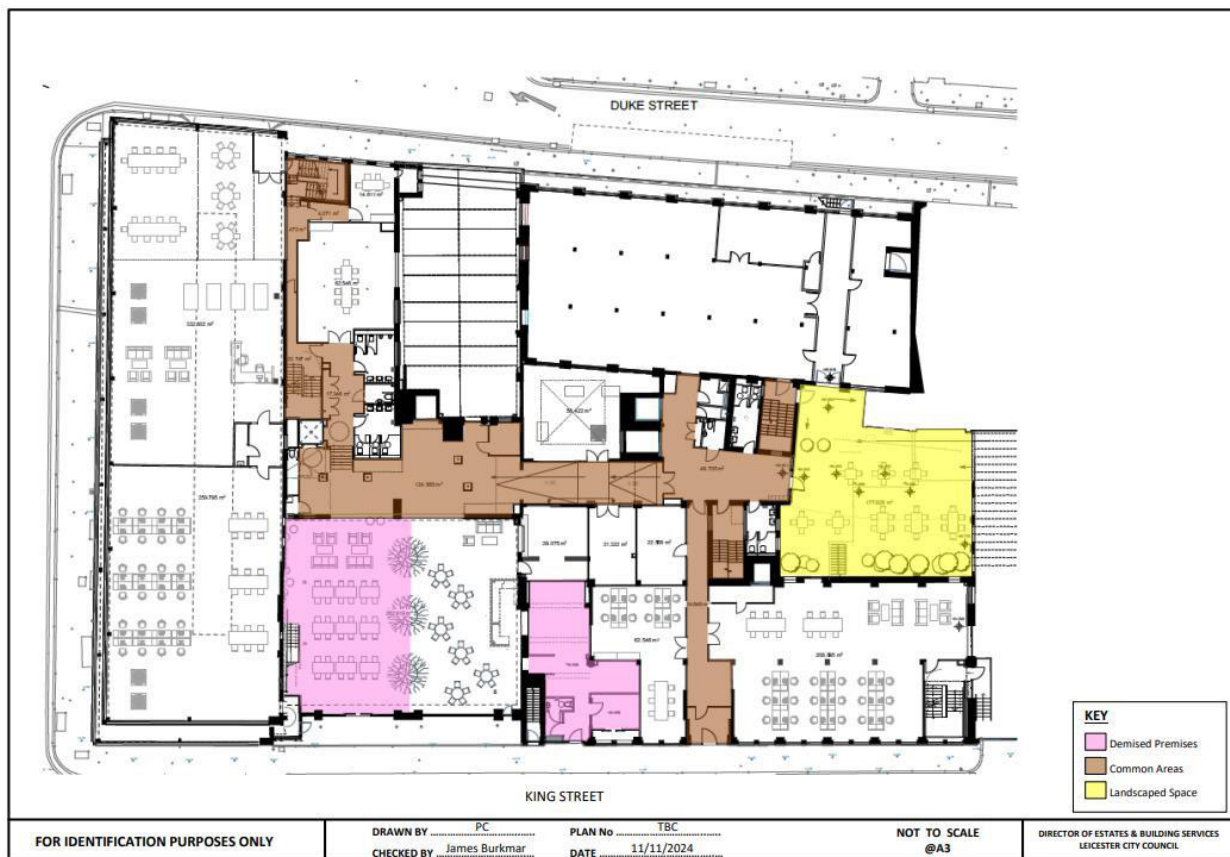
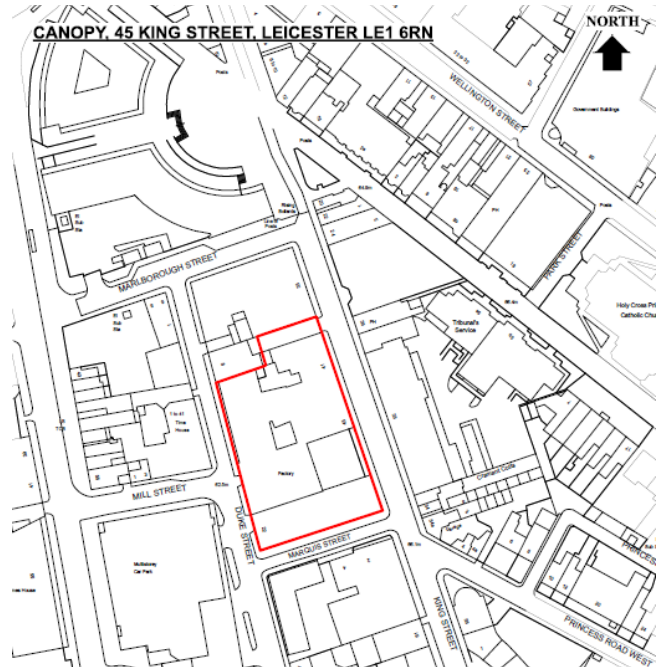
Site Plan

CANOPY comprises a redevelopment of 5 buildings of a 6-building complex between King St and Duke St. CANOPY is located at 41 King Street Leicester, LE1 6RN.

CANOPY is a redeveloped complex of 6 buildings. It sits between King St to the East and Duke St to the west.

Area of Occupation

The café/restaurant demise comprises kitchen area with dedicated delivery point of entry and floor space within overall café reception area.



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Space Enablement

Leicester City Council appointed Henry Brothers Construction to complete the conversion & development of the buildings known originally as Pilot House to plans developed by Architects RG+P. The building will open for May 2025 with a fit-out period extending between February to April 2025.

The kitchen comprises working space, public-facing servery, kitchen and storage areas, WC and wash area and a dedicated on-street delivery entrance. The overall leased area comprises the kitchen areas (51sqm) and the designated cafe area (136 sqm).

Under the scheme and for the kitchen, Leicester City Council has created a kitchen and cafe area at Canopy as highlighted in pink on the Ground Floor Plan (showing the area of occupation.)

The following have been installed, and Leicester City Council will work with the successful tenant to complete kitchen and cafe fitout.

Installed as part of the project build:

- Extraction
- A front servery counter and roller shutter
- Signage, Lighting, and data
- Fire rated internal doors
- An electrical distribution board
- Water supply and waste
- Sink & Toilet area
- A walk-in fridge

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Space Enablement

The operator will work with CANOPY management to complete the proposed and required fit out to the premises by agreement, including electrical and plumbing installation. The precise nature of equipment and furniture will be defined through a collaborative process but must include:

- Kitchen - All necessary cookers, refrigeration, coffee making equipment, storage and work surfaces, toasters, fryers
- Cafe - Tables, chairs, and sofa seating conducive to the area's restaurant, cafe dining and flexible working functions and reflective of CANOPYs branding.

A budget contribution of approximately £30,000 is available for café/kitchen fit out.

Overview & Lease Agreement

- Service Charge: £12,000 per annum.
- Tenant will pay an agreed rent.
- Total Net Internal Area (NIA) CANOPY is approximately 44274 sqft.
- Lessee to be responsible for internal kitchen equipment repairs, maintenance, and insurance (IRI). External Fabric of the building will be managed by the Landlord.
- EPC Rating: TBC
- Accessed via King St
- Rateable Value – TBC on assessment

Accommodation

(Measurements quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition)

Total Net Internal Area (NIA) Café/Kitchen space approximately 346 m2 (3723 sqft)

Terms & Conditions

Please refer to the Draft Heads of Terms attached in Appendix B.

VAT

The Council reserves the right to opt to tax prior to completion and so charge VAT on the rental

Service Charge

An annual service charge is payable for the maintenance and upkeep of the property. The annual sum is to be confirmed on completion of construction works but will not exceed £12,000.

Rent

Rent offers will be considered as part of the tender process. These are expected to be upwards of £20,000 per annum.

Costs

The lessee will be responsible for the payment of the City Council's legal and surveyor fees.

Café lease demise

Internal areas are shaded pink on the plan.

Services

There is no gas supply to the site. The lessee will be responsible for the payment of electricity and water/sewerage charges on the premises (separate meters will be installed), Wi-Fi, and the cost of all consumer services and any other taxes or assessments incurred by or imposed upon the premises by virtue of the lessee's occupation thereof.

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Planning Status

Times of operation are subject to planning. Please see the link below to planning application reference: 20240827 Planning Register - Leicester City Council and 20240828 Planning Register - Leicester City Council.

Additionally, licensing permission, from Leicester City Council (as the local authority) will be required for the any sale or use of alcohol on or off the premises.

Viewings

Initial site viewings are available by appointment throughout January.

Please get in touch via the contact details below to make an appointment.

Timeline, Submissions & Closing Date (2025)

Opportunity advertised	January 17th
Site visits by arrangement	January 30th, February 6th, 13th, 20th
Enquiries conversations, questions	January 27th to February 21st
Application Deadline	February 28th midday
Supplier interviews	March 10th – 21st
Confirmation of preferred supplier	March 24th
Fitout (subject to agreement)	April to May 2025
Opening (subject to agreement)	June 2025

Sealed offers must be sent to Leicester City Council by email address only to canopy@lcbdepot.co.uk and will receive an acknowledgement by return. The Tender Application form is attached as Appendix B. The bids must be submitted by no later than the deadline closing date of Friday February 28th at 12 noon. The Council will not accept any sealed bids which are sent via other methods other than submission to the given email address.

Contact Details:

James Burkmar (LCB Workspace)
T: 0116 2616800 Email: James.Burkmar@lcbdepot.co.uk

Pankaj Mistry (Inward Investment Team, Leicester City Council)
T: 0116 454 2914 Email: Pankaj.Mistry@leicester.gov.uk

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