



QUEEN STREET QUARTER

LEICESTER | LE1 1QD

A FREEHOLD RESIDENTIAL INVESTMENT
AND DEVELOPMENT OPPORTUNITY IN THE
HEART OF LEICESTER



CUSHMAN &
WAKEFIELD



Executive Summary

Cushman & Wakefield are delighted to seek offers for Queen Street Quarter, an exceptional income producing investment opportunity in the heart of Leicester.

The Property is situated on the eastern side of Leicester City Centre benefiting from close proximity to local transport hubs and amenities.

- > The scheme consists of 232 apartments split over two buildings, which comprises a mix of studios, one-bedroom and two-bedroom apartments.
- > **The Rowley Building** is a converted warehouse, which comprises 136 units, comprising a mix of studios, one-bedroom and two-bedroom apartments. All units have undergone a recent refurbishment and are presented to a high specification.
- > **18 – 19 Queen Street Quarter** is a purpose built apartment block comprising 96 studio and one-bedroom apartments. All units in the block present to a basic specification and requires refurbishment.
- > The residential accommodation is set over two blocks ranging from 4 – 7 storeys totalling a NSA of 105,706 sq. ft.
- > **Additional Income** through 141 car parking spaces, including 2 EV charging spaces, which are available at a rate of £50pcm.
- > **Strong Amenity provision** in the form of a residents gym, swimming pool, yoga studio, games room, residents lounge & bookable kitchen/dining room.
- > **A fully stabilised investment opportunity** with 95% occupancy that is home to a strong tenancy base.
- > **Passing Rental Value** of £2,300,796.
- > **Estimated Rental Value** of £2,563,320.
- > **Queen Street Quarter** is one of the highest rated rental schemes in Leicester with a 4.55/5 rating and ranking 3rd out of 11 buildings. Also winning **six awards** throughout 2025 – Award of Excellence, Design Award, Facilities Award, Location Award, Value Award & Management Award.
- > **Freehold.**

PROPOSAL:

Offers are invited to purchase the freehold interest of the asset



FREEHOLD

232

RESIDENTIAL UNITS IN TOTAL SPLIT OVER THE TWO BUILDINGS

105,706
SQ FT

(9,820 SQ.M)
TOTAL NSA OF APARTMENTS



INCOME PRODUCING AND PROVEN LOCAL RENTAL GROWTH

95%
LET

STRONG OCCUPANCY LEVELS



WITHIN WALKING DISTANCE TO LOCAL TRANSPORT & AMENITIES



141 CAR PARKING SPACES



BEST IN CLASS AMENITY OFFERING

39.6%

RENTAL GROWTH IN LEICESTER OVER THE PAST 5 YEARS



ASSET MANAGEMENT OPPORTUNITIES



QUEEN STREET QUARTER

Leicester

THE ROWLEY BUILDING

18-19 QUEEN STREET QUARTER

PHOENIX CINEMA AND ART CENTRE

MERCEDES BENZ

THE SOUND HOUSE

IBIS HOTELS

PREMIER INN / PURE GYM

LEICESTER TRAIN STATION

OCTOPUS ENERGY

ATHENA EVENTS VENUE

UNIVERSITY OF LEICESTER

LEICESTER TIGERS

CURVE THEATRE



Key Demographics

£33,254



AVERAGE SALARY IN LEICESTER PER ANNUM

71.7%



OF THE POPULATION ARE ECONOMICALLY ACTIVE

35.4%



OF RESIDENTS WORK IN PROFESSIONAL OCCUPATIONS

29.4%



OF HOUSEHOLDS IN LEICESTER PRIVATELY RENT

39.6%



RENTAL GROWTH IN LEICESTER OVER THE PAST 5 YEARS

£767



AS OF MARCH 2026, RESIDENTS PAY ON AVERAGE £767 PER MONTH ON RENT

£141,237



AVERAGE APARTMENT PRICE AS OF MARCH 2026

20,000+



STUDENTS ATTEND LEICESTER UNIVERSITY

366,940



POPULATION IN LEICESTER AS OF THE 2021 CENSUS



Location

The property is prominently located on Queen Street in the heart of Leicester city centre, benefitting from immediate access to a wide range of retail, leisure, and cultural amenities.

The scheme sits within Leicester City Council's administrative boundary and occupies a well-connected position within one of the city's established residential and commercial districts.

The surrounding area comprises a diverse mix of uses, including modern residential developments, characterful period buildings, and a strong retail and leisure offering centred around the nearby Highcross Shopping Centre and the wider city core. Leicester Railway Station is situated approximately a 10-minute walk to the south-east, providing regular direct services to London St Pancras International in around 1 hour 10 minutes, reinforcing the city's strong connectivity to the capital.

The property is also well positioned to benefit from Leicester's two leading universities (University of Leicester & De Montfort University) both of which are located within walking distance, supporting consistent rental demand from students and young professionals.

Leicester is a vibrant and growing regional city, recognised for its diverse economy, strong student population, and ongoing investment in regeneration, making it an attractive location for urban living and residential investment.



Further Information

TENURE AND TENANCIES

The Freehold interest is to be sold.
Title details can be found in the data room.

EPC

Copies of the EPCs are provided in the data room.

METHOD OF SALE

The Freehold interest is offered for sale by way of informal tender. Offers are invited on an unconditional basis, subject to contract only. A bid deadline will be set in due course.

VAT

The property has not been elected for VAT.

FURTHER INFORMATION

A data room has been assembled to assist potential purchasers in formulating their offers for the site. The data room contains the following information:

- > Legal
- > Technical
- > Planning

For data room access and inspections please contact: Peter.Besant@cushwake.com

OFFERS

Offers are invited on an unconditional basis.

Cushman & Wakefield Debenham Tie Leung Limited gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. June 2026

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DEBT ARRANGEMENT

Cushman & Wakefield's Equity, Debt & Structured Finance team specialises in debt arrangement for acquisitions. Our team can guide and support potential buyers to secure optimal lending terms. For more information, please contact

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