



## Colles Hall

(Prev. Crafty Slice), 9 Burton Road, Melton Mowbray, Leicestershire LE13 1AE

### Tenure

Freehold £375,000

or

To Let - Nil Premium

- Delightful landmark building
- Character trading area
- Large trade kitchen
- 90 covers plus 35 al fresco
- Centre of busy market town



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## Location

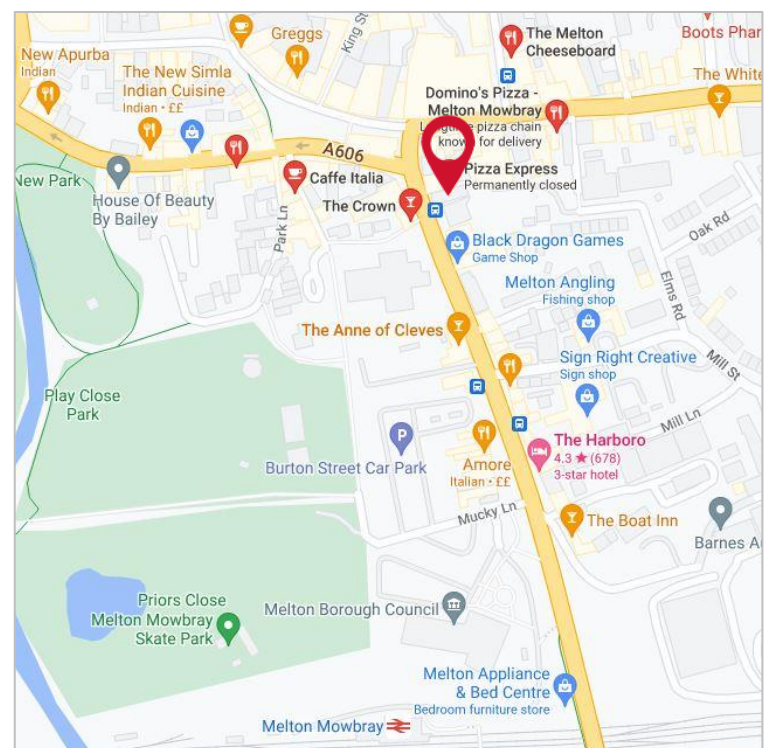
Colles Hall fronts the busy A606 Burton Road adjacent to its junction with the A607 and almost opposite Market Place in the centre of the large and popular riverside and market town of Melton Mowbray.

As would be expected, the surrounding area includes a whole host of retail; leisure and other commercial uses.

## Description

Dating back to 1890 and built as a Parochial Hall to the fine St. Mary's Church opposite, Colles Hall is a strikingly attractive building of local course sandstone construction with a host of features including a distinctive central bay with stained glass to the first floor frontage; stone mullions around the windows and entrance; three separate stone plaques; short corner tower and a steep pitched slate roof and mini-spire.

To the rear is a pleasant and extremely useful enclosed walled terrace area.



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## Trade

Colles Hall traded as a Pizza Express from 2008 until the 2020 lockdown.

It then re-opened as Crafty Slice but is now vacant.

We do not have any accounting information and as such, no trade is being sold or represented.

## Accommodation

A large entry lobby to the frontage gives access to the impressive trading area. Its high Cathedral ceiling tells of the building's original purpose and gives a very bright and airy feel.

Whilst largely open plan, this trading area is essentially in two sections with the larger space to the front capable of seating around 65 and the smaller rear section a further 25.

The front section includes a stylish bar servery and an open 'theatre' kitchen with pizza oven whilst the latter area has bi-fold patio doors out to the rear terrace and can be cordoned off for private dining space; meeting or parties.

Immediately beyond this is the main trade kitchen which is fully tiled and has walk-in fridge & freezer and adjacent dry stores.

Customer toilets, including disabled facilities, lie towards the side in a small lobby which also accesses the rear garden.

Back of house, there is a chilled beer store; staff & boiler rooms; plant & cleaner cupboards on the ground floor with the small area of first floor (to the frontage) housing the manager's office and further stores.

## Outside

To the rear of the property is a very useful and inviting walled terrace area which is slightly split level and could seat circa 35 al fresco diners.

## Tenure / Guide Prices

The property is being offered For Sale Freehold or alternatively To Let.

### Freehold

Guide Price £375,000

### Letting

Alternatively the property may be offered by way of a brand new lease for a minimum term of 10 years and subject to 5 yearly rent reviews.

Any lease will be free of any brewery ties and there is a guide rental of £37,500 per annum.

## Planning

The property is Grade II listed and also lies within the Melton Conservation area.



## Licence

A premises licence prevails, the main licensable activities being:-

Supply of alcohol for consumption on/off the premises:  
08:00 am to 01:00 am (7 days a week)

## Business Rates

The property is in an area administered by Melton Mowbray Council. The 2023 Rateable Value has been assessed at £34,000.

## Services

We are informed that the premises benefit from all mains services.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Viewing

Please note this property is now closed, therefore viewings are strictly by appointment only through Fleurets Midlands Office.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.



For further information please log onto **fleurets.com** or contact:

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