

RESTAURANT PREMISES FOR SALE/TO LET

38 London Road, Oadby, Leicester, Leicestershire, LE2 5DG



2,775 Sq Ft (257.8 Sq M)

Price: £395,000 for the freehold Rent: £25,000 per annum exclusive

- ▶ Prominent position within busy city suburb
- ▶ Established restaurant
- ▶ Set across three floors with rear car park
- ▶ Fitted bars on both ground & first floor

LOCATION

The property occupies a highly prominent position on the roundabout off London Road and New Street. New Street offers access to the property off the A6 trunk road into Leicester and Market Harborough.

Oadby is a district centre approximately 3.5 miles south of Leicester City Centre.

DESCRIPTION

The property comprises a three storey building which has been traded as an established indian restaurant. The ground floor consists of a good sized bar area, restaurant seating for 28 covers and a large catering kitchen and w.c. provision.

To the first floor is a separate bar area, which also provides a large area for seating/dining and separate w.c.'s. On this floor, there is an independent servery with a waiting hatch from the ground floor kitchen. The third floor consists of two store rooms.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	1,399	129.97
First Floor	949	88.16
Second Floor	427	39.67
Total	2,775	257.8

All areas are quoted in accordance with the RICS Code of Measuring Practice

CURRENT RATING ASSESSMENT

Charging Authority: Harborough District Council
Rateable Value : Ground Floor £12,000 First & Second Floor £11,250

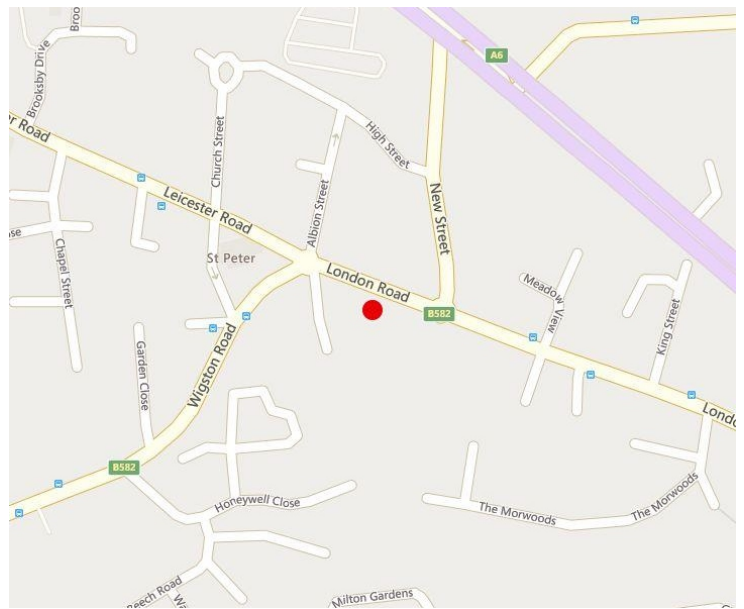
We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

EPC

Energy Rating: E.

PLANNING

The property has an established Use Class for A3/A5 (Restaurant/Hot Food Takeaway). The property may be used for alternative uses, subject to planning.



PRICE

£395,000 for the Freehold.

RENT

£25,000 per annum exclusive.

LEASE TERMS

The property will be available by way of a new full repairing and insuring lease for a term of years to be agreed.

VAT

VAT will be payable at the prevailing rate.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

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0116 254 0382



Will Shattock

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0116 254 0382

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.