

PRICE REDUCED

DRAFT



FOR SALE

Restaurant & Premises

293.76 m² (3,162 ft²)

**106a Derby Road
Loughborough
LE11 5HL**

**MATHER
JAMIE**
01509 233433

LOCATION

The property is located approximately ½ mile from Loughborough town centre and 1 mile from the train station. The property's location is shown on the plan within these particulars.

DESCRIPTION

Detached two-storey restaurant to ground floor which can accommodate a maximum of 75 covers. Separate hall at first floor with four car parking spaces to the front. Prominent roadside location with nearby occupiers such as Sandiccliffe Ford, Sandiccliffe Nissan, 300 Spartans Fish & Chips and Dominoes Pizza.

MATHER JAMIE

Chartered Surveyors

3 Bank Court, Weldon Road,
Loughborough, Leicestershire
LE11 5RF
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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given.
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.

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ACCOMMODATION

Ground Floor

Restaurant	89.25 m ²	(961 ft ²)
Kitchen	37.74 m ²	(406 ft ²)
Ancillary	12.4 m ²	(133 ft ²)
Customer WC's		

Total **139.26 m²** **(1,499 ft²)**

First Floor

Ancillary	154.36 m ²	(1,662 ft ²)
WC's		

Total **154.36 m²** **(1,662 ft²)**

Total Net Internal Area **293.76 m²** **(3,162 ft²)**

TENURE

The property is available freehold with vacant possession.

PRICE

£250,000 (two hundred and fifty thousand pounds).

BUSINESS RATES

Local Authority: Charnwood Borough Council
Period: 2015/2016
Rateable Value: £10,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT will be charged on the sale price.

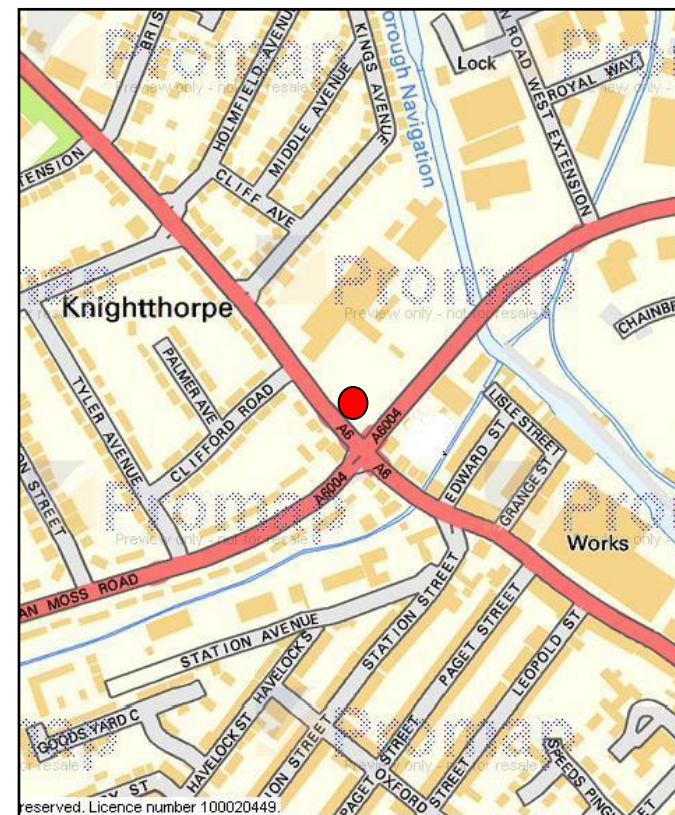
PLANNING

We understand the premises have authorised planning consent under Class A3 of the Town and Country Planning (Use Classes) Order 1987.

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