LEASEHOLD CAFE | BUSINESS FOR SALE

Wood Street, Earl Shilton, LE9 7ND



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RB Gates Nationwide is a trading name of RB Gates Ltd
Company Registered in England No. 08200520
t. 0208 004 6499 e. sales@rbgates.net













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Leasehold Cafe for sale

Wood Street, Earl Shilton
Leicestershire, LE9 7ND

PRIME LOCATION IN A TOWN CENTRE AREA
EASILY RUN BY HUSBAND & WIFE TEAM / GREAT PASSING FOOTFALL

Business Particulars
Reference No. 21AB281

Tenure - LEASEHOLD
EPC Rating - 101 E
Business Turnover
- Available upon Request
Rent - £7,750 pa (We are informed)
Council Tax
- Small Business Rates Relief (We are informed)

This business is a confidential sale and you will need to signed an non-disclosure agreement before we are able to disclose further information to you. You are to agree that all information received, oral or in writing or both, relating to the vendor, from RB Gates Ltd shall be treated in the strictest confidence, not visit or contact the Vendors, their staff, customers, suppliers, franchisors, bankers or any other connection without our knowledge and authority. You shall only receive information which you may require from time to time from and through RB Gates Ltd only.

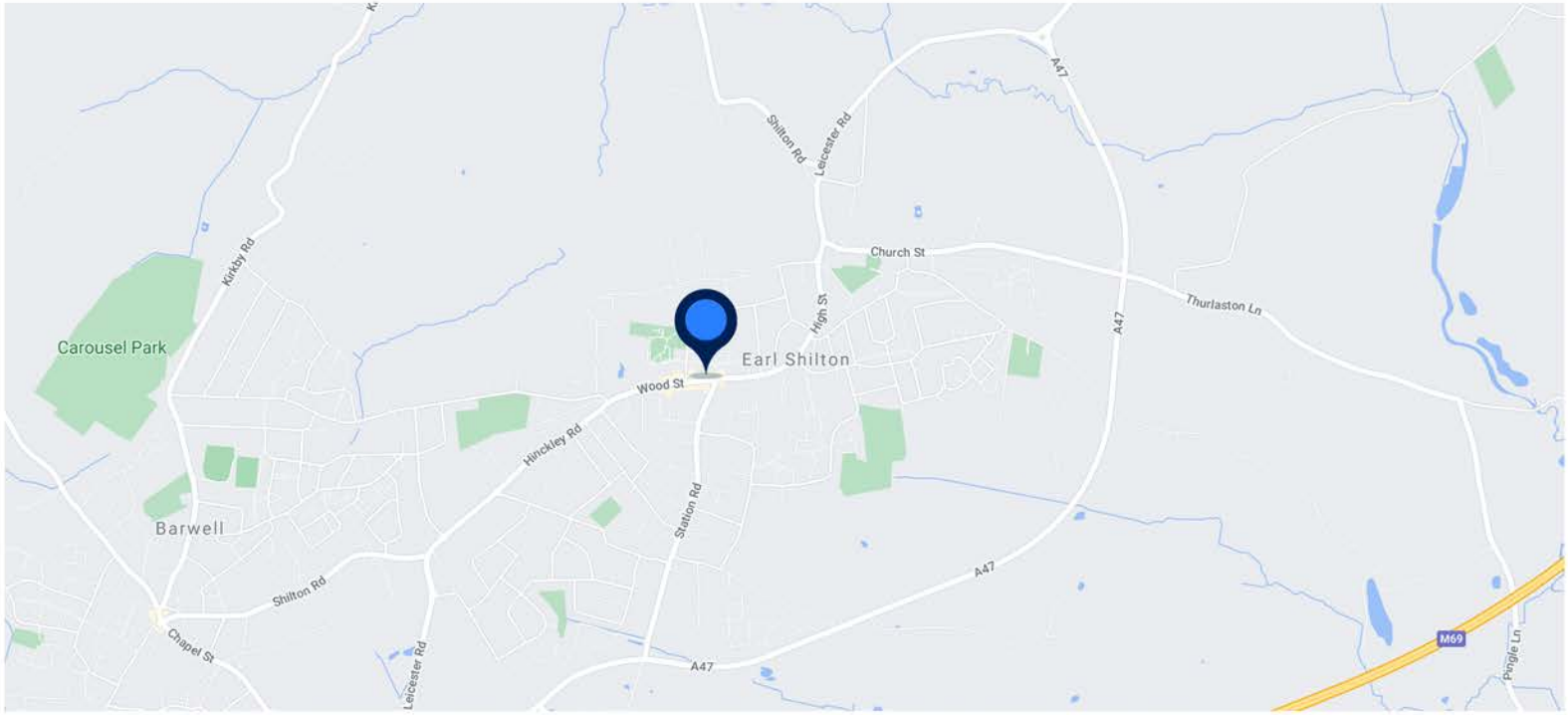


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Flr	Room	m		m		ft		ft		sq. m	sq. ft
G	Front Retail Area	7.522	x	3.498	[	24.678	x	11.476	]	26.312	283.219
G	Rear Kitchen Area	4.924	x	1.92	[	16.155	x	6.299	]	9.454	101.763
1	Storage 1	3.746	x	3.653	[	12.290	x	11.985	]	13.684	147.295
1	Storage 2	3.708	x	3.627	[	12.165	x	11.900	]	13.449	144.763
1	General Area	4.052	x	0.827	[	13.294	x	2.713	]	3.351	36.070
1	Bathroom	2.719	x	1.188	[	8.921	x	3.898	]	3.230	34.769
	Total									**69.480**	**747.879**

Description

RB Gates Nationwide are pleased to present this independent ESTABLISHED CAFÉ BUSINESS Lease in a thriving Leicestershire Village Centre. The business has tremendous potential to succeed and has a great reputation in the local area. This estab lishment of 10+ years comes FULLY LOADED with all the necessities needed for a running cafe business.

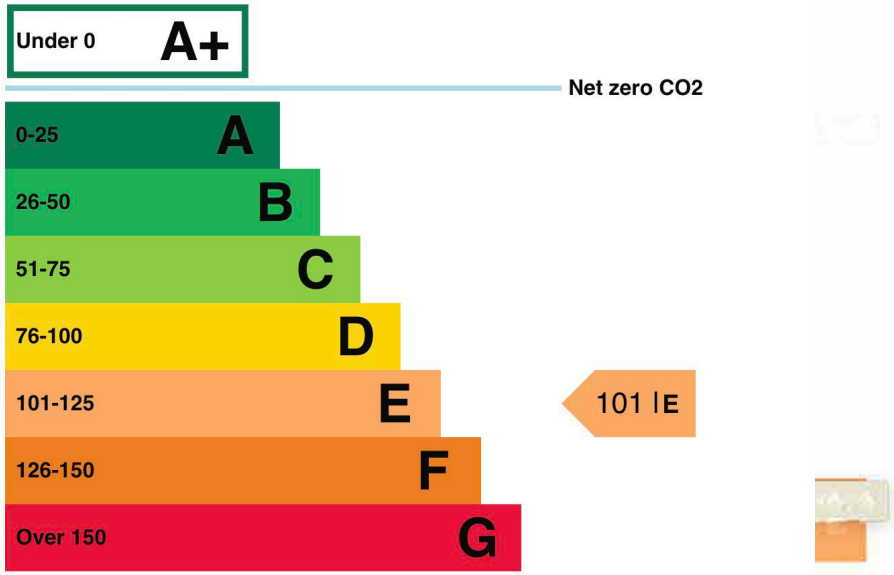
Our clients have taken great pride in their business and we are informed they have spent a considerable amount of time and money on investing in good quality fixtures and fittings such as various display fridges, hot display counters and cooking equipment in the kitchen (included within sale price). The property provides access to a good-sized rear kitchen area alongside a rear car park without the need to pay extra for parking.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering any further fixtures and fittings.

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Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Buyer's Premium: Please note that a buyer's premium of £750.00 will apply when purchasing this property.
4. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
5. Services: Please note we have not tested the services or any of the equipment or appliances in this property and so accordingly we strongly advise prospective buyers to commission their own survey or service reports before then finalising their offer to purchase.
6. Disclaimer: These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither RB Gates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.
7.Confidential Information: You may download, store and use this material for your own personal use and research. You may NOT republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website
8. Free Valuation. Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your business/property. Please contact RB Gates to arrange a mutually convenient appointment on Tel: 02080046499.

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