



**TO-LET £16,000 PER ANNUM - REDUCED**

**MILESTONE - OLD DALBY**

OLD DALBY, MELTON MOWBRAY, LE14 3NQ

**RESTAURANT- GYM -CAFE**





## **FANTASTIC HOSPITALITY OPPORTUNITY.**

### **Restaurant/Cafe/Gym**

#### **Location and Accommodation**

Formally known as Belvoir Brewery. The property has a gross internal area of approximately 1600 sq. ft and is of steel portal framed construction with red brick walls with all double glazed windows, insulated clad upper parts and insulated ceiling.

The property is entered through double glazed doors into the Café/Hospitality area of approximately 1300sq.ft. Lovely varnished wooden floorboards and tiles. Suspended ceiling lighting and exposed wooden beams, with a Bar and Serving area and access to the Kitchen and Storeroom.

Stores and Kitchen area of 300sq.ft with adequate storage for Dry Stores and Kitchen area with adequate equipment to serve numbers within the main seating area.

External seating on a lawned area to the front of the property. The property is secure and has a gated yard for loading and deliveries. Customer Parking consist of spaces to the side of the property, including disable parking.

(All Kitchen Equipment is available to purchase within the Letting Agreement)



## Exciting Business Prospect

The premises are in excellent condition and would suit a tenant looking to putting their mark on the premise/business.

### Suitable for CAFE- RESTAURANT - GYM

The building and premises really warrant a Business that will give it their all, 7 days a week, as the rewards would be fulfilling.

The custom is already in and around the Old Dalby area, so good Market Research required .

As Agents we will be looking for a Business Plan in order to take on the Premises.



## Services

- .CCTV
- .Intruder Alarm
- .Extractor fans (Kitchen)
- .Gas Central Heating
- .BT phone lines
- .3 Phase Electricity
- .Pedestrian Fire Escape
- .Male & Female / disabled W/C's with LED lighting.

# Location



## General Information

**TENURE:** Minimum of 3 years and no maximum term on a Fully Repairing and Insuring lease agreement.

**SERVICES:** Mains electricity, water and drainage.

**BUSINESS RATES:** Yet to be assessed. Lessee liable for annual rates.

**EPC:** <https://find-energy-certificate.service.gov.uk/energy-certificate/6328-7098-9636-8457-7263>

**VIEWING:** Strictly by appointment with Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF.

Tel:01664560181- Shouler & Son

Tel:01664786379 - Shouler Commercial

Mob:07498749773 - Shouler Commercial

Contact: Edward J Danby

County Chambers, Kings Road, Melton Mowbray,  
Leicestershire LE13 1QF

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[e.danby@shoulers.co.uk](mailto:e.danby@shoulers.co.uk)

**Tel: 01664 560181**

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

