



Han & Taste Social

Ref: 5760506

29-31 St Marys Road, Market Harborough, Leicestershire,
LE16 7DS

Freehold: £895,000

Leasehold: £160,000 Offers Over, Annual Rent: £45,000

A freehold dual restaurant and residential

Corner frontage, Over 130 combined covers

Ground and first floor restaurant

Well established business for over 29 years

New Lease terms to be agreed, Rent £45,000 pa

Potential to increase capacity. Energy rating C



Han & Taste Social is a dual Chinese Restaurant located in the heart of Market Harborough. They are the only two Chinese Restaurants in the town and within a 10 mile radius. They offer contrasting styles of a dining experience, both offer a high standard of cuisine and service. These form part of a substantial freehold building which also incorporates a residential HMO element to the upper floors and rear. Both restaurants are serviced via a generously sized and well-equipped commercial kitchen, both well-presented and decorated throughout. In total the venue includes 130 covers with the potential for an additional 20 covers and the site is further enhanced by the residential income to the upper floors.



Description

This freehold building is well positioned on a corner frontage in this busy and popular town centre. There are two separate entrances to the two restaurants with Han offering an elegant reception area with a seating for pre dining drinks and stairs leading to the first floor Dining Hall. Taste by contrast offers a modern feel within an open plan setting area. The ground floor also includes a bar servery, a good-sized commercial kitchen, customer toilets and lots of storage.

The first floor is dominated by Han's dining hall which is brightly lit by the large windows and high ceilings. The space also includes additional customer toilets, an additional separate bar and a large amount of storage.

The residential aspect of the building is located over 2 floors and to the rear. It includes 5 bedrooms and brings in a generous additional income and has its own separate access. The 5 bedrooms could be converted into 2 one-bedroom apartments (subject to the required permissions) and this would have a projected a rental of £14,400 per annum with a forecasted selling price of £320,000.

Trading Information

Our client has report that the latest turnover from December 2022 to May 2023 is £381,442 for both businesses and the accommodation. This would equate to over £750,000 annually.

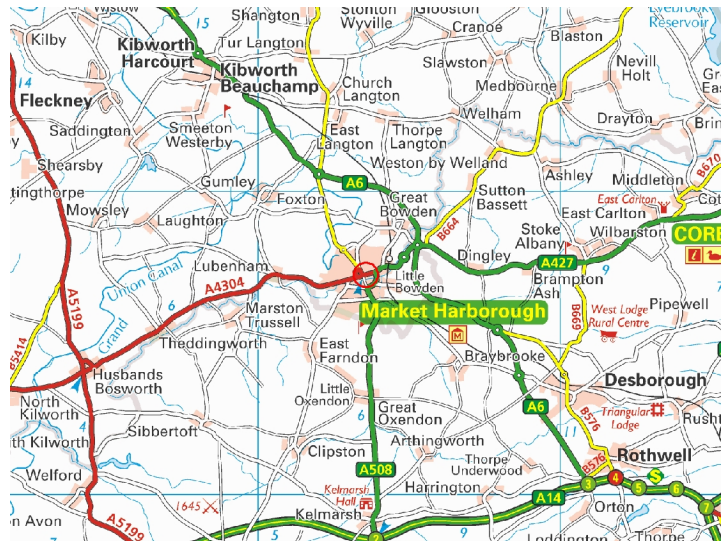
Trading Hours

Monday - Closed

Tuesday to Friday 12pm to 2pm and 5.30pm to 10.30pm

Saturday 12.30pm to 2.30pm and 5.30pm to 10.30pm

Sunday 12.30pm to 3pm and 5.30pm to 10pm



Location

Han & Taste Social is positioned in the town of Market Harborough which is a well serviced and visited small town in Leicestershire. The local population is circa 25k it is well positioned for Leicester, Lutterworth, Corby, Rothwell and Kettering.



Fixtures & Fittings

These are to be included within the sale.

Tenure

We are seeking a Freehold Sale. Leasehold will be considered.

Business Rates

The combined rateable rates are value £24,250 from 1st April 2023. Due to the vendors circumstance they currently pay zero. Please refer to www.gov.uk for further details on business rates relief.

Regulatory

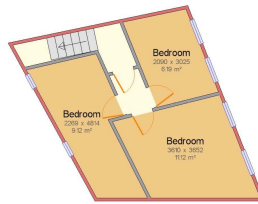
The Premises is fully licenced.



Gross internal area: 76.99 m² (828.8 ft²)



Gross internal area: 32.77 m² (352.7 ft²)



Gross internal area: 58.85 m² (634.8 ft²)



Gross internal area: 17.93 m² (193.3 ft²)



Baker.Lie Compliance

National Commercial Property Compliance & Marketing

Energy Performance Certificates (EPCs)

Professional Property Photography

Land Registry Compliant Lease Plans

Measured Surveys (CAD Drawings)

Property Floor Plans

Elevated Property Photography

Asbestos Management Reports

Fire Risk Assessment Reports

Drone Photography

This drawing should not be used to make any decisions about the property without first consulting your solicitor/estate agent. It is intended to provide a general impression of the property and is not intended to be used as a basis for any legal or financial decisions. The information contained in this drawing is for general information only and is not intended to be used as a basis for any legal or financial decisions. The information contained in this drawing is for general information only and is not intended to be used as a basis for any legal or financial decisions.

DO NOT SCALE THE DRAWING

Drawing Key

| Rev | Date | Amendments |
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Tel: 01454 678905

info@bakerlie.com

www.bakerlie.com

Project: Floor Plans

Hain & Taste Social

25-31 St Mary's Road

Market Harborough

LE16 7DS

Drawing No: 8888-20-JNL-20

Drawing Title: Floor Plan

Drawing Date: 2022

Drawing Size: A1





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Matt Hill

Broker - Pubs & Restaurants

M:+44 7855 489 281

E:matt.hill@christie.com

Nottingham



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

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