



## Terracotta Restaurant

Ref: 5760509

25 Highcross Street, Leicester, LE1 4PF

Leasehold: Nil Premium, Annual Rent: £60,000

Well Presented City Centre Restaurant

Sought After Highcross Location

New Lease Immediately Available

Car Park to the Rear

In Excess of 160 Internal Covers

Energy Rating B



Terracotta provides an excellent opportunity for a discerning operator to take advantage of this turnkey offering. Incredibly well positioned near the Highcross Shopping centre, it offers immediate availability due to the fixture and fittings included and its current condition. It has a fantastic commercial kitchen which is incredibly well equipped. Offering 160 to 200 covers, this is an excellent sized restaurant for an operator to achieve a high level of turnover in this popular area for Leicester's dining customer base. Internal viewing is highly recommended.



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### Trading Information

The restaurant has been closed for some time and there are therefore no accounts available.

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### Tenure

We are offering a New Lease with Nil Premium. The passing rent for the first 3 years would be £60,000 pa for 3 to 6 years equal £70,000 and from year 6, £80,000.

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### Internal Details

- Turnkey offering
- Circa 160 to 200 Total restaurant covers
- 2 private dining rooms
- Hot plate areas
- Well-equipped commercial kitchen
- Generous storage

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### Business Rates

Rateable value £28,500 from 1st April 2023.

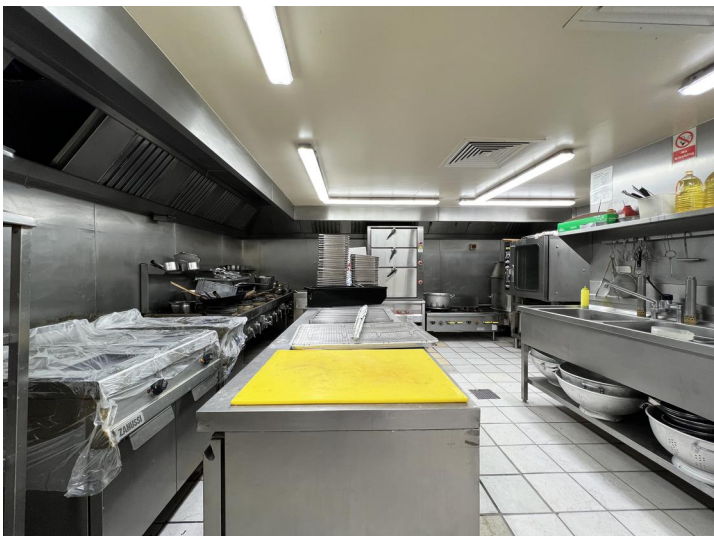
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### Fixtures & Fittings

These are to be included within the sale.





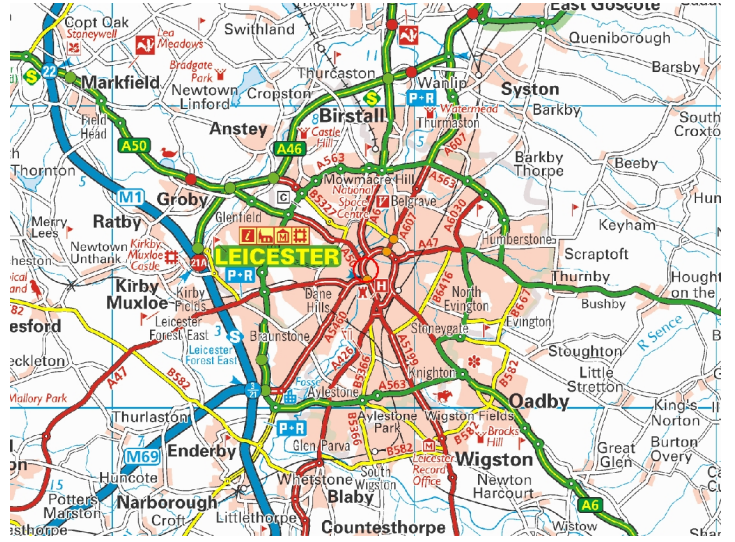


## External Details

- Fantastic corner frontage
- Highly sort after LE1 Highcross location
- 4 secure car park spaces

## Location

Terracotta is located in the highly popular Highcross food and drink area of Leicester. Other local amenities include; Showcase cinema, numerous pubs, bars and cocktail bars, museum's art galleries, King Richard III visitor centre and Leicester University.





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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## 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:

### Grace Day

Business Agent

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