



# The Monk

Ref: 5760513

2 Station Road, Quorn, LE12 8BS

Freehold: £795,000

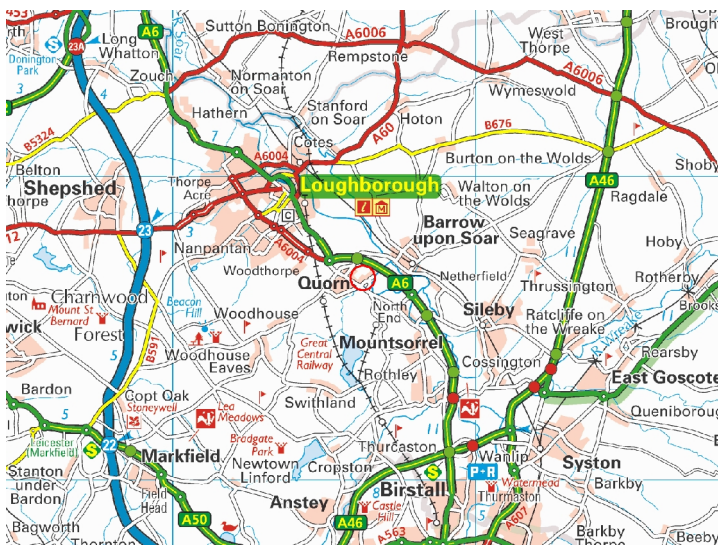
- A Stunning & Popular Village Pub & Restaurant
- Affluent & Highly Sought after Location
- Lots of Characterful Features and Charm
- Well Equipped Commercial Kitchen
- Strong Trading Performance
- First Floor Owners Accommodation. Energy rating D



The Monk is a picture box 16th Century Thatched Cottage located in the heart of Quorn, Leicestershire. It prides itself on good food, a classic and quirky drinks list, a ghost and some cracking wines. This family run business provides an excellent opportunity to take advantage of a stunning village location within an affluent area of Leicestershire and one that could further develop and grow.

It has been a well attended venue with local residents and also draws diners in from further afield with its relaxed atmosphere and reputation for good food.

This opportunity would ideally suit an experienced and entrepreneurial operator who wishes to benefit from the current successes.



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### Location

The Monk is centrally positioned in the heart of Quorn widely regarded as one of the prettiest and most affluent parts of Leicestershire. It is a short distance off the A6 which serves as a link from busy Leicester City Centre and the popular University town of Loughborough. The local population is circa 5,500 but the wider area of Leicestershire is over 500,000 and the venues reputation draws upon this and the region as a whole. The area is littered with a things to do and see including country parks, walks along the River Soar, Loughborough and Leicester shops, museums and historic sites.

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### The Accommodation

The Monk is deceptive and a beautiful period site, we would recommend internal inspection to appreciate its character and true size. The internal accommodation includes a welcoming bar area, characterful restaurant with varying dining areas, conservatory and picturesque covered courtyard. There is a well-equipped and thought-out commercial kitchen and storage areas, customer toilets and upper floor owners' accommodation. This includes 2 bedrooms, a living room and bathroom with an equal amount of character as the restaurant.







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### Trading Information

Financial information will be made available to genuinely interested and registered parties. We however can state that for the year ending 31st March 2023 a Turnover of £686,448 and EBITDA figure in excess of £90,000.

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### Business Rates

Current rateable value (1 April 2023 to present) is £22,750. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

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### Regulatory

We understand the premises is fully licenced and free of tie.





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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:

### Alex Rex

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Leeds



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