

**MATHER  
JAMIE**

01509 233433

**Oakley Grange Farm  
Shepshed Road  
Hathern  
LE12 5LL**

**TO LET  
£25,000 pax**



**Café/Restaurant/Retail Premises**

**242.6 sq m (2,610 sq ft)**



# Oakley Grange Farm, Shepshed Road, Hathern, LE12 5LL

## DESCRIPTION

The property comprises a converted barn which incorporates a fully equipped kitchen and WC facilities, formerly operated as a café.

The main barn area comprises a ground floor space with a central staircase leading to a mezzanine floor, with a further upstairs room which can also be accessed by an external staircase.

The old butchery building and the cold store are located within the adjoining property.

Externally the property provides an area which could be used for outside seating/dining, in addition there is also a large car park.

## ACCOMMODATION

<b>Ground Floor</b>		
Farm Shop/Café	67.83 sq m	(730 sq ft)
Kitchen & Boiler Room	60.61 sq m	(652 sq ft)
Butchery, including 2 <sup>nd</sup> chiller room	52.10 sq m	(560 sq ft)
<b>First Floor</b>		
Mezzanine	20.52 sq m	(220 sq ft)
Additional Room	41.54 sq m	(447 sq ft)
<b>Total NIA</b>	<b>242.60 sq m</b>	<b>(2,610 sq ft)</b>



# Oakley Grange Farm, Shepshed Road, Hathern, LE12 5LL

## TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## RENT

**£25,000 (twenty five thousand pounds)** per annum exclusive.

## VAT

VAT is not currently being charged on the rent, however the Landlord reserves the right to be able to charge VAT.

## BUSINESS RATES

Local Authority: Charnwood  
Period: 2023/2024  
Rateable Value: £6,000

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 30 within Band B. The EPC is valid until 15 May 2033.





# Oakley Grange Farm, Shepshed Road, Hathern, LE12 5LL




# Oakley Grange Farm, Shepshed Road, Hathern, LE12 5LL

## LOCATION

The property is located on Oakley Grange Farm between the villages of Hathern and Shepshed benefiting from superb access to the M1/M42 motorways at Junction 24 which is less than 3 miles distant.

The property is approximately 3½ miles from Loughborough which is accessed via the Derby Road (A6).

 **what3words:**  
///centuries.photo.perfume

## PLANNING

We understand the premises have authorised planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.



## CONTACT:

**Charlie Lallo MRICS**  
**charlie.lallo@matherjamie.co.uk**  
**07751 752280**

**Fraser Hearfield BSc (Hons)**  
**fraser.hearfield@matherjamie.co.uk**  
**07377 294108**



**3 Bank Court**  
**Weldon Road**  
**Loughborough**  
**Leicestershire**  
**LE11 5RF**  
**Website: [www.matherjamie.co.uk](http://www.matherjamie.co.uk)**

### IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations