

## BUSINESS FOR SALE

Humberstone Gate

Leicester

LE1 1WB



## ASKING PRICE: £35,000

FOR GOODWILL, FIXTURE & FITTINGS

- An independent and long-standing cafe
- Located in the city centre
- A part two and three storey, L shaped premises of approximately 2,267 sqft (211 sqm)
- 6-year lease term at a rental of £16,000 pax
- G/F: Dining area, kitchen, utility room, store & WCs
- F/F: Dining area, store, WCs
- Basement with potential for an additional dining area
- Outdoor seating to the front



## Location

This property is located on Humberstone Gate, just off Charles Street and within Leicester City Centre. The property is well situated for transport links to and from areas of Leicester.

## Description

A long-standing business for sale which occupies a part two and three storey premises. The café is accessed via a single storey, front entrance lobby which leads directly into the main dining area, WCs to the front left corner and stairs to the first floor, on the right; a stainless-steel commercial kitchen, utility room, store and staff WCs. On the first floor, an additional dining area, storage cupboard and WCs. The second floor has been sealed off. Externally, outdoor seating to the front of the property.

## Accommodation

All measurements are approximate:

### Ground Floor

Entrance lobby:	128 sqft (11.8 sqm)
Dining area:	533 sqft (49.5 sqm)
Kitchen:	212 sqft (19.7 sqm)
Store:	110 sqft (10.2 sqm)

### First Floor

Dining area:	539 sqft (50.1 sqm)
Store:	15 sqft (1.4 sqm)

### Second Floor

Sealed off

### Basement

Redundant dining area:	586 sqft (54.4 sqm)
Barrel/pump area:	143 sqft (13.3 sqm)

**Total Floor Area: 2,267 sqft (211 sqm)**

## Terms

To be let as a whole property on a 6-year FRI lease at a rental of £16,000 per annum exclusive, with 3 yearly rent reviews.

## Sale Price

£35,000 premium for goodwill, including fixture and fittings.

## Rating Assessment

Description:	Restaurant & Premises
Current Rateable Value:	£12,500.00
Local Authority:	Leicester City Council
Rates Payable:	£3,118.75
Period:	1 April 2023 – present

## Tenure

Leasehold.

## EPC

Band D.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Leicester City Council.

## Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)



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**Health & Safety:** You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

