



**Leasehold Cafe & Deli Business For Sale, 6 Orange Street, Uppingham, Rutland, LE15 9SQ**

**Offers Around £25,000**



**Chartered Surveyors & Estate Agents**

**Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development**



Chartered Surveyors & Estate Agents

## Leasehold Cafe & Deli Business For Sale, 6 Orange Street, Uppingham, Rutland, LE15 9SQ

### DESCRIPTION

A rare opportunity to purchase an existing leasehold Café / Deli business situated in the centre of the popular Rutland market town of Uppingham. The property is leasehold and the Tenant is either looking to assign the existing lease or the Landlord would be prepared to enter into a new lease, subject to agreeing satisfactory new terms.

Accommodation briefly comprises:

Ground Floor:

Seating / Retail area with good window display.

Kitchen / Food Preparation area.

First Floor:

Seating area W.C. and small store

The current lease on the property is held up until 29th September 2028, and there is an option of either entering into a new lease with the Landlord or, subject to Landlord's approval, or assigning the existing lease to a new Tenant.

Goodwill for the business and the existing fixtures and fittings are available for sale at an asking price of £25,000.00. An inventory of what fixtures and fittings are included within the price is available through the

Selling Agents.

Stock is available to purchase at Valuation.

The terms of the existing lease are that this property was originally let to the current Tenant on an internal repairing and insuring lease, commencing on 29th September 2019 for a term of nine years.

The current rent is £8,500 per annum, payable quarterly in advance. The rent is reviewed three yearly in an upwards only direction, with the rent due for review in September 2025. The unit is let on an internal repairing and insuring lease.

Stock is available by separate negotiation at valuation.

### ACCOMMODATION

#### GROUND FLOOR

**Retail / Seating Area / Kitchen / Food Preparation**  
**4.52m x 8.26m overall (14'10" x 27'1" overall)**

With fitted floor and wall mounted units, display refrigerators, inset electric double oven and sink unit.

Stairs lead to first floor.

#### FIRST FLOOR

**Seating Area 5.97m x 6.91m overall (19'7" x 22'8" overall)**

Electric heater, windows to front and rear elevations.

**WC 1.12m x 1.27m 0.61m (3'8" x 4'2" 2)**

White suite of low level WC and wash hand basin.

#### Storage Cupboard

With fitted shelving.

### OUTSIDE

There is a passageway which is shared with neighbouring properties running from Orange Street to the side of the property. This provides access to the Café Deli and also a small yard area to the rear providing space for bins.

### BUSINESS FOR SALE

The business is for sale at a price of £25,000.00 to include the existing fixtures and fittings, kitchen appliances and goodwill of the business.

Full details of the last three years trading accounts are available for inspection on request.

A schedule of the fixtures and fittings included in the sale are available on request.



Chartered Surveyors & Estate Agents

## Leasehold Cafe & Deli Business For Sale, 6 Orange Street, Uppingham, Rutland, LE15 9SQ

### TERMS OF LEASE

The property is offered either by way of an assignment of the existing lease or the grant of a new lease subject to Landlord's approval.

The existing lease on this property comes to an end in September 2028 and the Tenant is looking to either assign the existing lease or surrender this lease on the condition that this property is re let on a new lease with the Landlord.

The current rent is £8,500 per annum, payable quarterly in advance. The rent is reviewed three yearly in an upwards only direction. The unit is let on an internal repairing and insuring lease.

### SERVICES

Mains Water, Electricity and Drainage are connected. Telephone installed.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### ENERGY RATING

119/E

### RATEABLE VALUE

Enquiries to Rutland County Council, Telephone: Oakham 01572-722577

### VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 12.00

### DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and

occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their

# Leasehold Cafe & Deli Business For Sale, 6 Orange Street, Uppingham, Rutland, LE15 9SQ



Chartered Surveyors & Estate Agents

clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

## Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





