



**CAFE**  
**LEICESTERSHIRE**  
**Ref: 22AB304**  
**LEASEHOLD**  
**BUSINESS FOR SALE**  
**Rutland Street, Leicester, LE1**

**CONFIDENTIAL INFORMATION**  
YOU ARE REQUIRED TO SIGN A NON DISCLOSURE  
AGREEMENT PRIOR TO PROVIDING ANY INFORMATION  
REGARDING THIS BUSINESS.

**£ 149,950 +SAV**

**Tel: 0208 004 6499**

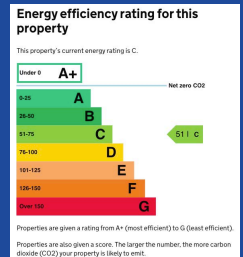






## Lease at 6-8 Rutland Street Leicester, LE1 1RA

**REF: 22AB304**  
**LEASEHOLD CAFÉ**  
**BUSINESS FOR SALE**  
**LEICESTERSHIRE**



### Description

RB Gates Nationwide are pleased to present this independent ESTABLISHED CAFÉ BUSINESS Lease in a thriving Leicester City Centre location. The business has tremendous potential to increase turnover and has a great reputation in the local area. This establishment of 10+ years comes FULLY LOADED with all the necessities needed for a running cafe business.

Our clients have taken great pride in their business, and they have spent a considerable amount of time and money on investing in good quality fixtures and fittings such as various display fridges, hot display counters and kitchen cooking equipment (all included within sale price). The ground floor of the property comprises of a good-sized rear and side open kitchen area alongside around 15-seater eating area inside. Outside seating is also available for up to 16 persons with a 'natural' canopy which can be used all year round with possible use of outdoor heating.

### The Opportunity

This café business offers an incoming purchaser the opportunity to acquire a busy café with lots of potential such as opening more hours in the day as well as further use of delivery companies like Uber Eats and Deliveroo to drive further customer. It would suit a motivated and experienced operator who has the man power to drive side avenues income streams such as outside catering and a further expanded food menu in order to make use of the extra food preparation areas given by a large premises of more than 1100 SQ FT. The store is lock up only.



### Business Particulars Reference No. 22AB304

Tenure: Leasehold – Renewed in 2019 [10-year term]  
EPC Rating: 51 | C  
Business Turnover: Available upon registration  
Rent: Available upon registration  
Gross Profit %: 68% YE 2022 (Vendor has informed)  
Council Tax: Available upon registration / Confirmation of business rates payable should be obtained from the Local Authority.

### Location

The subject property is situated in Leicester City Centre in the cultural quarter just seconds around the corner to Leicester City Hall. The property is accessible and positioned nearby the renowned Leicester Curve Theatre which can host up to 100 visitors, and 2000 capacity events venue Athena.

Accessing this prime location can be achieved by both public and personal transport. Leicester Railway station is located less than half a mile from this property (8-minute walk [Source: Google Maps]) along with several large car parks situated nearby. Leicester City Centre is ever changing and is well positioned within the East Midlands and benefits from access to nearby cities including Nottingham, Coventry and Birmingham.



### Current Opening Times:

Please find below current opening times for the business:

Monday	8:00 AM – 2:30 PM
Tuesday	8:00 AM – 2:30 PM
Wednesday	8:00 AM – 2:30 PM
Thursday	8:00 AM – 2:30 PM
Friday	8:00 AM – 2:30 PM
Saturday	CLOSED
Sunday	CLOSED
Bank Holidays	CLOSED

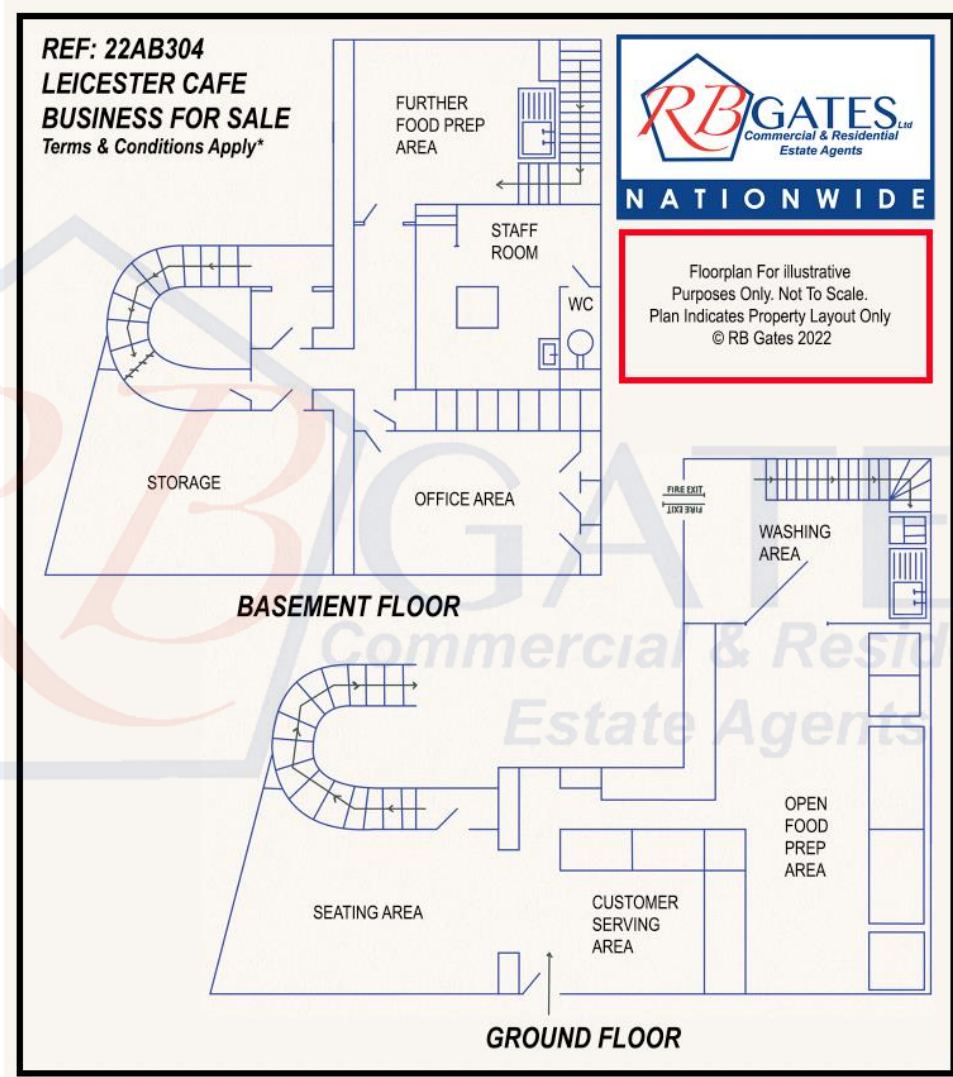
### Fixtures & Fittings

We have been advised that the trade fixtures and fittings are owned outright.

### Legal Costs

Each Party will be responsible for their own legal costs incurred in this transaction

**Floorplan – For illustrative Purposes Only. Not To Scale.  
Plan Indicates Property Layout Only © RB Gates 2022**



**Measurements - These are approximate room sizes are only intended as a general guideline and are not to be relied upon in any way or form. You must verify the dimensions carefully before ordering any fixtures or fittings whatsoever.**

Floor	Room	m	m	ft	ft	sq. m	sq. ft
G	SEATING AREA	5.020	x	3.037	[ 16.470 x 9.964 ]	15.246	164.104
G	CUSTOMER SERVING AREA	4.713	x	2.883	[ 15.463 x 9.459 ]	13.588	146.255
G	OPEN FOOD PREP AREA	7.234	x	2.281	[ 23.734 x 7.484 ]	16.501	177.612
G	REAR WASH AREA	4.118	x	2.57	[ 13.510 x 8.432 ]	10.583	113.917
-1	FURTHER FOOD PREP AREA	4.22	x	3.466	[ 13.845 x 11.371 ]	14.627	157.438
-1	STAFF ROOM (-WC)	2.876	x	2.752	[ 9.436 x 9.029 ]	7.915	85.194
-1	STORAGE	2.839	x	0.931	[ 9.314 x 3.054 ]	2.643	28.450
-1	OFFICE AREA	4.792	x	2.448	[ 15.722 x 8.031 ]	11.731	126.269
-1	STORAGE	4.422	x	2.815	[ 14.508 x 9.236 ]	12.448	133.988
-1	WALKWAY STORAGE	1.485	x	1.628	[ 4.872 x 5.341 ]	2.418	26.023
<b>Total GIA</b>						<b>107.698</b>	<b>1159.25</b>







# RB GATES - PROPERTY SALES DISCLAIMER

This Information Memorandum is issued on behalf of the Vendor and is for the exclusive use of the persons to whom it is addressed and their advisers in connection with the proposed sale of the property/business or issued share capital of the Vendor's Business if applicable.

It is made available for information purposes only to a limited number of parties who have expressed a preliminary interest in acquiring the Vendor's business/property with a view to assisting the recipient in deciding whether the Purchaser wishes to proceed with the further investigation of the business/property and in determining the level of any initial offer to the Vendor.

This Information Memorandum (references to which and to any information contained herein shall be deemed to include any information, whether or not in writing, supplied in connection herewith or in connection with any further enquiries) is confidential and is made available strictly on the basis of a confidentiality undertaking which has already been given by the recipient. Accordingly, this Information Memorandum must be in complete confidence and, except with the written consent of the Vendor/s (or their advisers), must not be copied, disclosed or distributed to any other person or used for any purpose other than in connection with the recipient's proposed acquisition of the Business or Property.

Upon request, the recipient will promptly return this Information Memorandum, without retaining any copies thereof. In addition, the recipient shall be deemed to have undertaken not to approach any officer or employee or the Vendor's Business without the consent of the Vendor or their advisers. This Information Memorandum does not constitute an offer or invitation for the sale or purchase of securities or any of the assets, business or undertaking described therein and shall not form

the basis of any contract. The information in this Information Memorandum, which does not purport to be comprehensive, has been provided by the Vendor and has not been independently verified.

No representation or warranty, express or implied, is or will be given by the RB Gates Ltd, Vendor, its directors, employees or advisers or any other person as to the accuracy or completeness of this Information Memorandum and, so far as permitted by law and except in the case of fraud by the party concerned, no responsibility or liability is accepted for the accuracy or sufficiency thereof, or for any errors, omissions or misstatements, negligent or otherwise, relating thereto.

In particular, but without limitation, (subject as aforesaid) no representation or warranty is given as to the achievability or reasonableness of, and no reliance should be placed on, any projections, targets, estimates or forecasts and nothing in this Information Memorandum is or should be relied on as a promise or representation as to the future. Accordingly, (subject as aforesaid) none of the Vendors, nor any of its directors, employees or advisers, nor any other person, shall be liable for any direct, indirect or consequential loss or damage suffered by any person as a result of relying on any statement in or omission from this Information Memorandum and any such liability is expressly disclaimed.

Any prospective purchaser of the Vendor's business/property, so far as permitted by law and except in the case of fraud by the party concerned, is required to acknowledge, in the purchase contract or in any offer made by it for the Vendor's Business or Property, that it has not relied upon or been induced to enter into such contract or to make such offer by any representation or statement contained herein. In all cases, interested parties should conduct their own investigation

and analysis of the Vendor's Business/Property and data contained in this Information Memorandum.

In furnishing this Information Memorandum, the Vendor and their advisers so far as permitted by law and except in the case of fraud by the party concerned, undertake no obligation to provide any additional information or to update this Information Memorandum or to correct any inaccuracies which may become apparent. The Vendor and their advisers reserve the right to negotiate with one or more prospective purchasers at any time and to enter into a definitive agreement for the sale of the Vendor's Business/Property without prior notice to other prospective purchasers.

The Vendors and their advisers also reserve the right, without advance notice, to change the procedure for the sale of the Vendor's Business/Property or to terminate negotiations at any time prior to the entry into any binding contract for the purchase of Vendor's Business/Property.

Prospective Purchasers hereby understand that this business/property is a confidential sale and RB Gates Ltd will require you to review and complete a Non-Disclosure Agreement prior to disclosing further confidential information to you.

**Buyers Fee:** The successful purchaser will be required to pay RB Gates Ltd a buyer's premium of £1,250 (vat not applicable). **Money laundering regulations:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Free Valuation:** Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own business or property. Please contact RB Gates Nationwide to arrange a mutually convenient appointment on Tel: 0208 004 6499.