



TO LET

Restaurant Premises in Central Oadby

29 + London Road + Oadby + LE2 5DL



1,104 Sq Ft
(102.6 Sq M)

£10,000 Per Annum



**Ground floor
premises**



Entrance lobby



**C. 25 covers
seating area**



**Commercial
kitchen with
stores / chiller
to rear**



**Available
immediately**

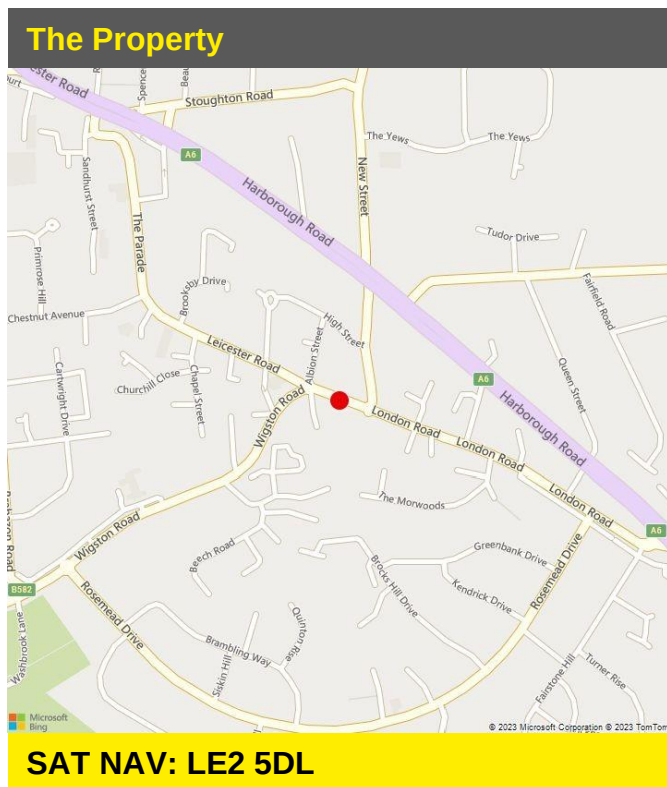


Location

The property is located on London Road, Oadby occupying a prominent position within the close proximity to its junction with Leicester Road / Wigston Road.

Oadby is a popular suburb of Leicester located c. 3 miles south of the City Centre.

Municipal parking is located nearby.



Description

Ground floor restaurant comprising of entrance lobby with rectangular seating area (c. 25 covers), WCs and rear kitchen, storage, and preparation area.

The preparation area has a walk in chiller, washing facilities and fitted kitchen.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	1,104	102.6
TOTAL	1,104	102.6

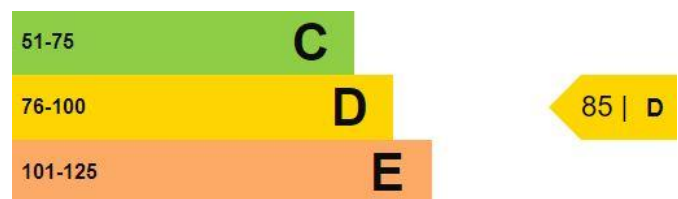
Rating Assessment

Rateable Value (2023): £9,900
 U.B.R (2022/2023): £0.499
 Est. Rates Payable (2022/2023): £4,940.10*

*Small businesses should benefit from rates relief.

Rating information is for guidance purposes only and should not be relied upon.

Energy Performance Certificate



Terms

To let on a new internal repairing and insuring Lease for a term to be agreed at a rent of **£10,000 Per Annum** exc.

VAT

We understand the property is not elected for VAT.

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

Viewing

Strictly by appointment with the sole agent

Harry Brown
hsb@andash.co.uk
 07803 405 708

Joe Dodd
jpd@andash.co.uk
 07541 637 028

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