



# MELTON MOWBRAY

33, BURTON STREET, LE13 1AF

Guide price:  
**£25,000**

## LEASEHOLD RESTAURANT OPPORTUNITY

Fully fitted and equipped \* 30 - 40 covers \* Town centre location \* Busy main road with good passing traffic \* Potential for a variety of cuisine types \* Good parking provision near-by \*

Viewing is strictly by appointment with the sole agents.

**Tel: 01664 410166**

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

# Leasehold restaurant opportunity

## ACCOMMODATION

The premises comprise a three storey terraced property of mainly brick under a slate roof with a rear brick addition under a tiled roof. We are instructed on the relocation of the current restaurateur who has traded from these premises as an established Indian Restaurant for over 20 years. Being one of many Grade II Listed buildings in this charming street fronting a wide main approach to the town centre, the restaurant sits conveniently amongst other similar catering establishments.

The property offers a fully furnished ground floor bar and restaurant area serving 30 - 40 covers, a well-equipped and fully functional kitchen and storeroom and outside there is shared use of a common yard. The property benefits from gas fired central heating.

**Net Internal Area:** 1,081 sq. ft. (100.42 sq. m.) approx.  
**Built Width:** 14' (4.27m) or including half of alley 16' 2" (4.93m)  
**Shop Width:** 13'

**Entrance Lobby:** with step up to:

**Restaurant:** Arranged with tables and chairs for dining and small serving bar with two hand pumps, free of tie. Fitted with carpet and up-lighting. **Under-stairs barrel store cupboard.**

**Kitchen:** including the following fittings:

A pair of Chester radiation gas ovens  
Three x (4 ring) gas hobs plus overhead extraction  
Tandoor  
One MMP warming cabinet  
Three refrigerators & three freezers  
Two microwave ovens  
Stainless steel workstation and double sink unit  
Hand wash basin with gas water heater  
Full complement of pots, pans, crockery & cutlery.

**Rear storeroom**

Enclosed staircase leading to:

**First Floor:** comprising two customer toilets, a store/staff room (3.84m x 3.97m) and shower room with staircase leading to:

**Second Floor:** with further rough store rooms (3.63m x 3.95m)

**Outside:** Common yard to side and covered alley giving pedestrian access to the front is shared with Ma's Cottage Chinese takeaway next door.

The leasehold is being offered to include all existing fixtures and fittings for continued restaurant use. The premises would alternatively suit professional office or retail use each falling within current permitted change of use.

## GENERAL INFORMATION

**VIEWING:** Strictly by arrangement through Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire LE13 0UJ. Tel:- (01664) 410166

**TENURE:** The property is held on a tenant's full repairing and insuring lease commencing 25 June 2013 expiring 24 June 2033 at a passing rent of £15,000 per annum. An assignment of this lease is offered.

**VAT:** We understand that VAT is not currently payable on the rent.

**SERVICES:** Mains electricity, gas, water and drainage are connected. The service installations have not been tested by the agents. Prospective purchasers should make their own investigations.

**RATEABLE VALUE:** £7,000 (2017 draft valuation).

**EPC:** This building is exempt from the requirement for an Energy Performance certificate on the grounds that the property is Grade II Listed.



Wilton Lodge, Wilton Road,  
Melton Mowbray, Leicestershire LE13 0UJ

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