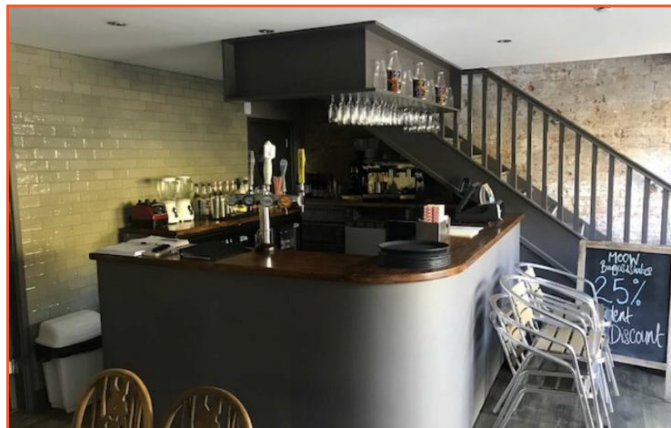




Putting great property on the map

106 Queens Road
Leicester
LE2 3FL

£35,000 Per annum



Readings Property Group are pleased to bring to market this unique restaurant / bar located on Queens Road. The premises is fully fitted and ready to trade immediately.

The ground floor has a total area of 98.8sqm (1063sqft) and accommodates a bar area with seating for approximately 30 and an additional 20 covers outside. The kitchen is fully fitted and includes a cold storage room.

The first floor provides a restaurant area which accommodates approx 50 covers, and measures a total of 57sqm (614 sqft). There is a balcony / terrace accessed from the first floor fronting Queens Road.

Location

The property is located on Queens Road, which is situated in the popular area of Clarendon Park. Queens Road accommodates a number of niche, independent local and national established businesses.

Ground Floor

Bar section 5m x 5.5m

Bar/seating area 9.2m x 5.7m

Kitchen 5.32m x 3.56m with cold room

Total ground floor area of 98.8sqm (1063sqft)

Separate disabled, gents and ladies wc facilities

First Floor

Stairs lead to first floor restaurant area where there are up to 50 covers

Restaurant area 9.2m x 4.7m plus raised area 5.6m x 2.5m

Total restaurant area 57sqm (614sqft)

Store room 2.8m x 3.6m

Partitioned office 2m x 2.5m

Terms

A new full repair and Insuring lease to be agreed for a minimum of 3 years at a commencing rental of £35,000 per annum.

Plus Goodwill, Fixtures & Fittings: £30,000

Rating Assessment

Rateable value is £16,500.

UBR (2018/19) 0.493

Estimated rates payable (2018/19) £8,134.50
Prospective tenants are required to confirm rates payable with the local authority and any questions regarding rates relief must be raised with the local authority.

Energy Performance Certificate

EPC Rating - C

Legal Costs

The incoming tenant will be responsible for the landlord's reasonable legal costs for the preparation of the lease.

Services

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

Application Fee

Individual / Sole Trader £150 plus VAT.

If Company, then a guarantor application will be required too. This will cost £250 plus VAT.

In addition two trade references are required.

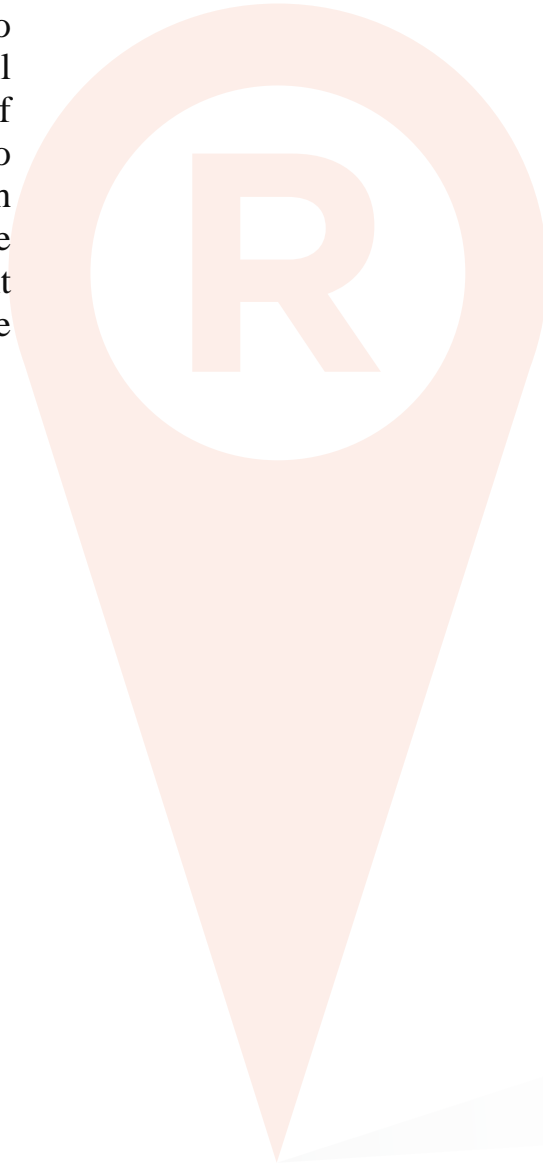
Viewing

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar). (0116) 2227575

Agent Notes

CONSUMER PROTECTION
LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if

there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are



Putting great property on the map

