

ANDREW+
ASHWELL



To Let

Established Café Premises

+ 5 Fox Lane + LEICESTER + LE1 1WT



2,098 Sq Ft

£25,000 per annum



**Fully
operational café**



**Well established
café location**



**Alcohol
premises
licence**



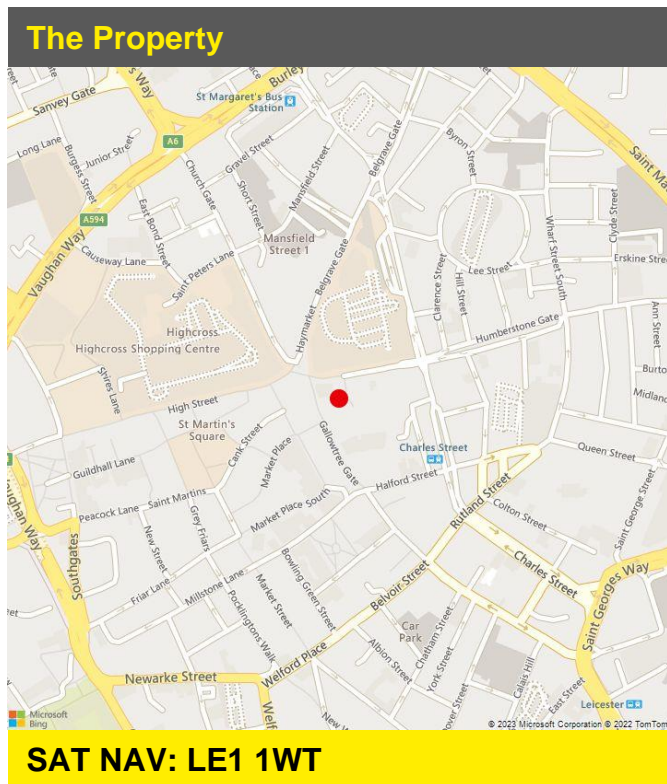
**C. 60 covers +
external seating**



0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

Location

The property is located on Fox Lane, Leicester, at its junction with Humberstone Gate, opposite Haymarket Shopping Centre, c. 100 metres from the Clock Tower/Highcross Shopping Centre.



Description

A well established and fully operational café premises, providing c. 60 covers plus external seating. The property is set over ground floor and basement, with a mixture of seating settings, service/display counter and fitted prep kitchen. WCs are located at ground floor level with basement storage, chillers and managers office.

The standard of finish is high throughout, with an established customer base dating back to it's iconic café positioning during its time as a Brucciani outlet.

An alcohol licence is in place for the premises in addition to a large external seating area at the front of the property.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
<u>Ground floor</u> Seating/Servery/Prep Kitchen/WCs	1,339	124.4
<u>Basement</u> Storage/Office	759	70.5
TOTAL	2,098	194.9

Terms

The property is available for a period to be agreed at an initial rent in the order of **£25,000 per annum exc.** An additional payment for fixtures and fittings will be payable, further information is available upon request.

VAT

VAT is not applicable.

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.

Rating Assessment

Rateable Value (2023): £26,000

U.B.R (2023/2024): £0.512

Est. Rates Payable (2023/2024): £13,312*

*Rates relief applies for the 2023/2024 financial year at 75% of the chargeable amount. Further information can be found on the [Gov.uk](https://www.gov.uk) website. Rating information is for guidance purposes only and should not be relied upon.

Energy Performance Certificate

A copy is available upon request.

Viewing

Strictly by appointment with the sole agent

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