



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Lutterworth LE17 4HB



FOR SALE/TO LET
£1,200,000 /£75,000 Per
annum

26 HIGH STREET
LEICESTER
LE19 4AG

- For Sale/To Let
- 4500 sq. ft.
- Suitable for a variety of uses

LOCATION

The property is located to the southern side of the High Street within Enderby Village. Enderby is located approx. 5 miles south west of Leicester City Centre and approximately 4 miles from Junction 21 of the M1.

DESCRIPTION

The property comprises a former Public House which has been refurbished and extended to form a high class Italian restaurant with 8 letting rooms to the first floor. Externally the restaurant benefits from a large private carpark and separate storage barn extending to approx. 670 sq ft. In addition the property benefits from a self contained 1 bedroom flat on a raised terraced garden area.

ACCOMMODATION

The property is predominately 2 storey in nature, having brick elevations under pitched and hipped slated roofs . Adjoining the two storey structure is a large single storey flat roofed element which forms the rear section of the restaurant. The restaurant area provides for a maximum of 93 covers and is in an open plan L shaped configuration. The restaurant area benefits from a large bar lounge area used for pre dinner drinks, whilst the kitchens are fully glazed giving diners of the upper section of the restaurant full visibility of the chefs at work. The restaurant is served by ladies, gents and disabled WCs. The property benefits from a basement that serves as a fresh produce store and beer cellar.

To the first floor, the property comprises a managers office, a staff changing area and 8 further bedrooms with ensuite facilities.

Externally a tarmacadam carpark with access off the High Street provides parking for 20 vehicles. Accessed from the carpark is a raised terrace that accommodates the storage barn, constructed of rendered brick with a corrugated fibre cement roof. The 1 bedroom flat is also positioned on the raised terrace area and is let under a Statutory Periodic Tenancy to a long standing tenant. Further details can be provided on request.

EPC

The Property is currently being assessed and therefore an EPC will be available once the survey is completed.

TERMS

The property is available by way of a new lease direct with the Landlord on terms to be agreed.

VAT

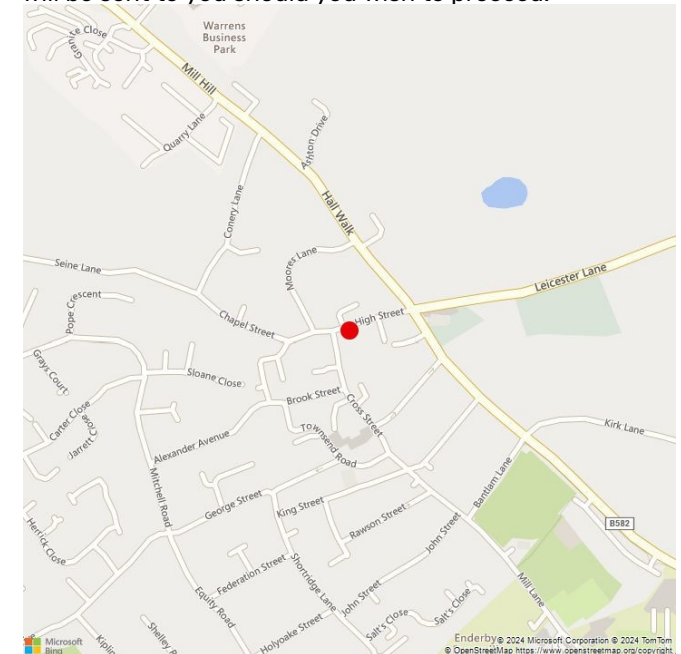
The Property is opted to tax and therefore VAT is applicable to the rent quoted or sales price.

LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed.





SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated May 2024

