



Millennium Fish Bar, 2 Park Road, Melton Mowbray LE13 1TT

Fish and Chip Restaurant - Central
Melton Mowbray

Rent £15,000 per annum No Vat
Premium £75,000 for the F&F

Kitchen, Restaurant and takeaway

- Currently trading Fish and Chip takeaway and restaurant
- Melton Mowbray town Centre location
- Seating for 22 eat in. Late licence to 4.30am daily
- Fully operational takeaway Kitchen and Service Counter
- All fixtures & fittings included within business sale. Offers in excess of £75,000 to include goodwill
- Retirement sale. Business operated for 33 years.

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Summary

Size - 650 Sq Ft
Rent - £15,000 per annum
Premium - £75,000 No Vat
Business Rates - RV £6,800
Legal Fees - Both parties will be responsible for their own fees
VAT - No VAT on the premium or the rent
EPC - B (40)

Description

A well located and established Fish and Chip Bar in central Melton Mowbray with Takeaway and eat in Restaurant with a late licence to 4.30am daily

Internally, the property provides seating for 22 covers, a service counter, modern range frier with hot cabinets above and additional takeaway cooking appliances. The rear accommodates fridge, freezers, storage and a prep room. All fixtures and fittings will be included in the sale, ensuring a smooth transaction and continuation of the business operations.

Location

Positioned at the end of High Street in a prominent position, the Restaurant section has full height glass windows directly overlooking the Main shopping precinct and the shop can be seen directly from the main road in Melton.

There is a car park directly opposite the Fish Bar and limited road parking is available in Park Road

Accommodation

The area containing the service counter and friers is circa 5.95m x 4m with sliding double doors directly to Park Road
The restaurant area is glazed on 2 sides and measures circa 4.6m x 3.3m

To the rear there is a food preparation room an additional store and a Wc

Terms

A new Full Repairing and Insuring lease will be prepared likely to be for a minimum of 5 years with 3 yearly reviews. Initial passing rent will be £15,000 per annum. A 3 month deposit will be required. Tenants will contribute to the buildings insurance.

A premium of £75,000 is required for the Business Equipment and the Fixtures and Fittings. The business name and branding is available by agreement.



Viewing and Further Information

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