



The Larder - 2C Mill Street, Oakham LE15 6EA

Well Established Café/Restaurant
business for Sale

Premium £45k - for Equipment
and Goodwill

£14k per annum rent

- Exceptional small Café/Restaurant for sale Leasehold
- Premium for the business £45k to include goodwill and F&F
- TUPE will apply to the transfer of staff
- £14k rent per annum (no vat)
- Circa 25 Covers
- Popular location in Oakham Town Centre

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Summary

Premium - £45k to include goodwill and equipment
Rent - £14k
VAT - Not applicable
Rates - Business rates £14,750
TUPE - Will apply to all staff
Legal fees - Each party to bear their own costs
EPC - 80 (D)

Description

The Larder is a well established café and restaurant in the Town Centre of Oakham, located on Mill Street just off the main High street. The business has an excellent reputation locally for high quality food, drink and service. The business occupies the ground floor, offering circa 25 covers, with serving counter and W/c. and kitchen/prep area and stores to the rear.

Location

The Business is located on Mill Street, a popular retail and food shopping Street in the Centre of Oakham. Oakham is a popular Market town and the County capital of Rutland, the smallest County in the UK. Well positioned in the Midlands close to the A1 at Greatham/Stretton with good access to other popular market towns, Stamford, Melton, Grantham and Uppingham all within 15 miles. Peterborough Nottingham and Leicester are within 25 miles. Motorway access is circa 20 miles West at Junction 21a, via the A607/A46 from Melton Mowbray.

Accommodation

Open plan ground floor shop with large window frontage. Kitchen, storeroom and access to the rear yard and bin store. Total space approximately 600 square feet according to the valuation office agency website

Business Rates

The current rateable value for the property is £14,750 per annum, interested parties are advised to contact Rutland County Council for any rate relief assistance available.

Services

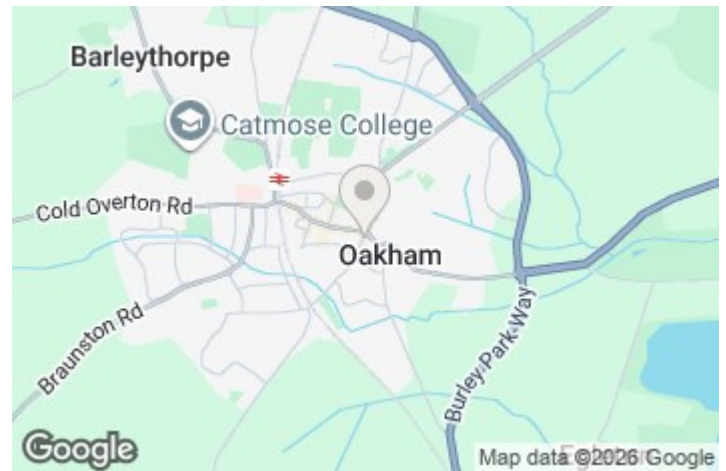
We are advised that all mains' services are connected to the property. These services have not been inspected or tested by the agent

Terms

There is around 3.5 years left to run on the original 10-year lease - the sale of the business will be by way of the lease assignment. The business is operated by the owners with the assistance of 3 full-time and 1 part-time members of staff. All licenses and intellectual property will transfer with the business, along with all fixtures and fittings.

The current passing rent is £14,000 per annum with NO VAT charged

The premium for the ingoing tenant for the business and equipment is £45,000.



Viewing and Further Information

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