



SOI - 19 Greenslade, Melton Mowbray LE13 1RF

Sought after restaurant and
takeaway business for sale -
Leasehold

Lease premium £150,000 to
include F&F and goodwill

£50,000 per annum rent

- Ground and first floor trading areas
(total 140 covers)
- Current Gross turnover £11,000 per
week
- £50,000 per annum (plus vat)
- £150,000 lease premium for Goodwill
and F&F
- Melton Mowbray Town Centre

Summary

Rent - £50,000 per annum + VAT
Premium - £150,000 good will and F&F
Vat - applicable on the rent and other charges
Turnover - £11k gross per week average
Rates - RV £27,250 (£678 per month payable)
Legal fees - Each party to bear their own fees

Description

The Spice of India restaurant was fully renovated and trade has been built up by the current owners over the last 7/8 years.

The property is a brick built detached building under a pitched slate covered roof.

Location

Melton Mowbray is a rapidly expanding town with the current population being over 27,000. There is a new relief road under construction and many new housing developments underway. Melton Mowbray is located 20 Miles from Nottingham, 16 miles from Leicester and 16 miles from Grantham which has a frequent train service to London Kings Cross. The train station located in Melton Mowbray provides services to Leicester, Stamford and Stansted airport.

Accommodation

Ground floor:- Entrance leading to open plan ground floor bar and restaurant area - with the main bar servery and a range of free standing tables and chairs with a total of 80 - 90 covers depending on layout. The catering kitchen and customer w/c's are also located on the ground floor.

First Floor:- Main open plan function room which can operate independently from downstairs and benefitting from its own bar servery and w/c's, this space offers covers for up to 60.

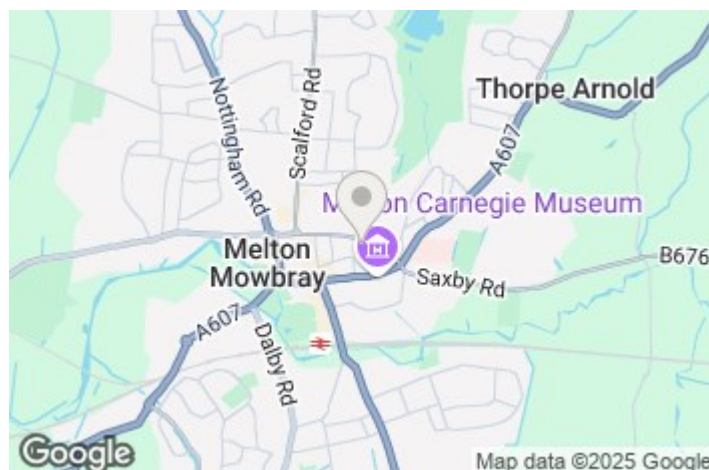
Terms

The property is being let on a new fully repairing and insuring lease with lease term to be agreed but no less than 5-years. There is a lease premium of £150,000 for goodwill, fixtures and fittings and any relevant licenses to transfer to the new owners. The rental guide is £50k per annum and ingoing tenants will be expected to lodge a 3 months rental deposit.

Stock will be purchased by the ingoing tenant on the handover day - this will be valued on the day.

Landlords building insurance will be re charged to the tenant at cost.

TUPE regulation for staff and employees may apply.



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330

