



CONSERVATORY TEA ROOMS  
, BRADGATE ROAD, LEICESTER, LE6 0HB

£18,000 PER ANNUM

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON



Guide Rent £18,000 per annum

#### CONSERVATORY TEA ROOMS

Unique opportunity to lease an established tea room/cafe located on the edge of this popular tourist hot spot within the village of Newtown Linford. Originally established by the Bradgate Park Trust, the Conservatory Tea Rooms offer an excellent opportunity in this prime location.

The property extends to 169 sq. m. (1,819 sq. ft) or thereabouts (gross internal).

Accommodation includes the conservatory tea room, servery area, kitchen and shop together with ground and first floor storage. The store room shown hatched on the plan will be excluded from the letting and the lessors will reserve a right of access to this at any time.

Externally an area of outdoor space suitable for picnic tables etc. will be included in the letting.

#### LOCATION

The property is located within the village of Newtown Linford fronting onto Bradgate Road with access from the Bradgate Park car park and with a pedestrian link back to Newtown Linford (via the Bradgate Park main entrance).

Bradgate Park is a very popular visitor and tourist hot spot with the Newtown Linford car park being the larger of the 3 country park car parks.

#### DIRECTIONAL NOTE

Leaving Leicester on the A50 (towards Markfield/Coalville), join the A46 Leicester Western Bypass to head northeast. Exit the A46 at the Anstey turn and proceed to the centre of Anstey village. At the Nook roundabout, turn left and follow the road out of the village towards Newtown Linford. Proceeding into the village, turn right into the Bradgate Park car park (Pay and Display). Pedestrian access to the Tea Rooms is via the footbridge and path.



#### DESCRIPTION

The property comprises a detached former Estate cottage attractively constructed from traditional stone walls under a pitched Swithland slate roof together with a modern timber framed conservatory which benefits from an outlook over the cottage garden through to Bradgate Park beyond.

Prior to the lockdown restrictions, the property was run as tea rooms and gift shop by the Bradgate Park Trust.

In brief the accommodation comprises: Conservatory tea room, servery area, kitchen, freezer room, wash room, shop area (with store off), w.c. and to the first floor there are two interconnected store rooms.

The floor plans show the layout of the building (for identification purposes only).

#### EXTERNAL

The property will be let with the benefit of pedestrian rights of way from the Bradgate Park Newtown Linford car park (across the footbridge from the car park) and also via the Park main entrance adjacent to the Parish Church.

The area included in the letting is shown edged red on the OS map within these letting particulars and includes the grassed area immediately adjacent to the property.

There is an area of hard standing with vehicular access to the side of the property for service vehicles etc.

#### SERVICES

It is understood that the property benefits from mains drainage, electricity and water supplies. Heating is via electric/electric night storage heaters.

#### LEASE TERMS

The property is offered to let for an initial fixed term of 5 years on internal repairing terms subject to a service charge to cover external repairs. The property is offered to let for use as a cafe/tea room with associated retail if desired.



Opening times for the premises will be restricted to match the Country Park car park opening times.

The lessee will be responsible for maintaining and keeping tidy the external areas included in the lease.

Further details on the proposed letting terms, including draft Heads of Terms, are available on request.

#### **SECURITY OF TENURE**

The lease will be contracted out of the Security of Tenure Provisions of the Landlord and Tenant Act Part 2.

#### **CAR PARKING**

Customers for the Tea Rooms will be able to use the adjoining Bradgate Country Park car park subject to paying the Pay and Display parking charges. An ANPR system is being introduced.

#### **PLANNING**

It is understood that the property benefits from planning consent for the current use. Copies of the planning consent for the conservatory extension are available on request.

The property is a listed building (Grade II).

Prospective lessees are advised to confirm the planning details with the Local Planning Authority.

#### **BUSINESS RATES**

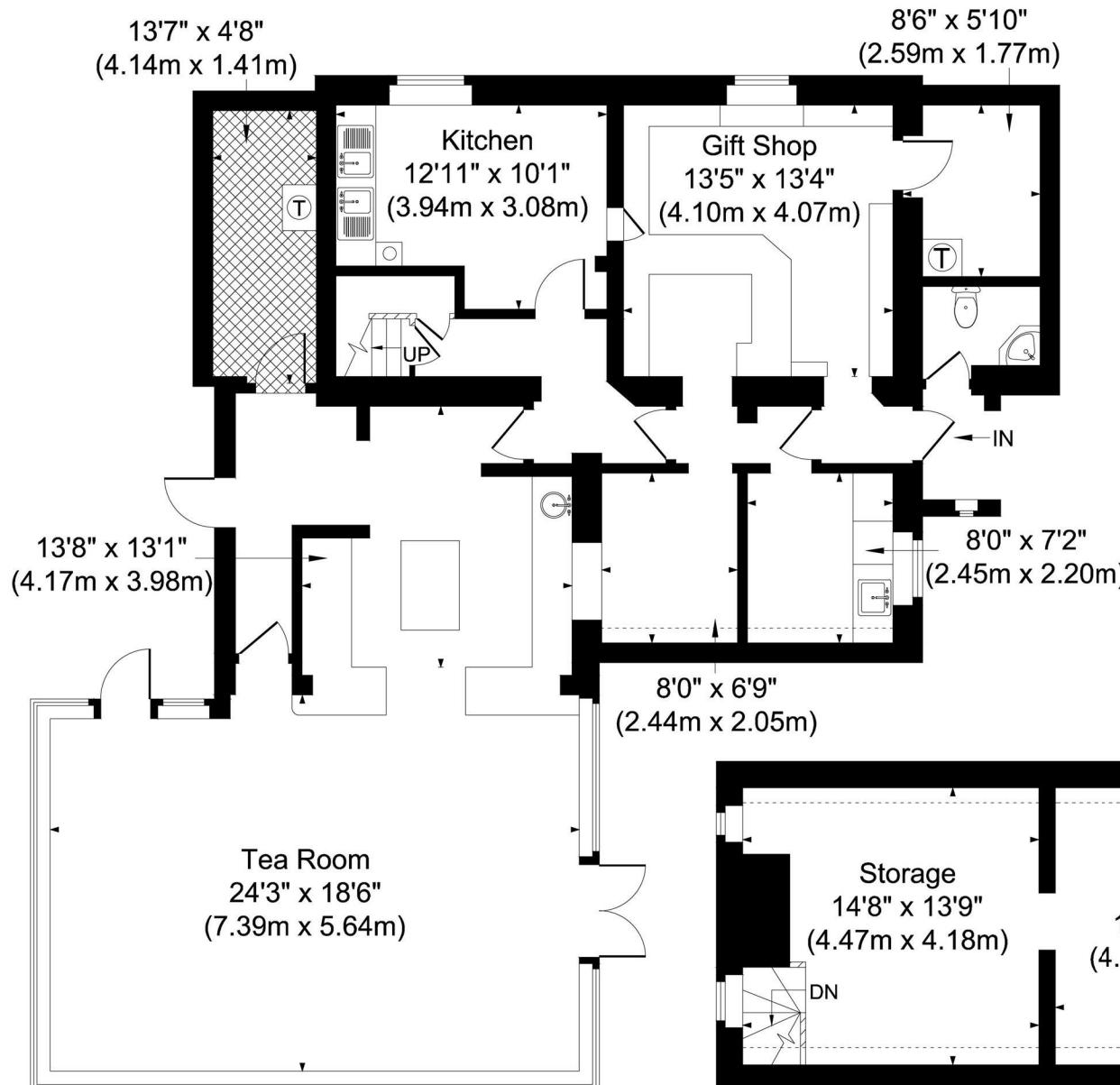
The commercial premises are described in the 2017 Rating List as Cafe and premises with a Rateable Value of £8,000.

#### **ENERGY PERFORMANCE CERTIFICATE**

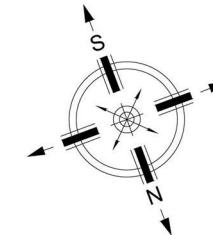
The property has an Energy Performance Rating of Band D (96). A copy of the EPC is available on request.

#### **GUIDE RENT**

The guide rent is £18,000 per annum.



The Tea Rooms, Newtown Linford  
Approximate Gross Internal Area = 167 sq.m/1798 sq.ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
JonHolmesPhotography © 2021

## METHOD OF LETTING

The property is offered to let by informal tender with tenders closing at 12 noon on Wednesday, 19th May 2021. A tender form is available on request from the Letting Agents. Prospect tenderers will be required to set out their proposals for the use of the building together with their tendered rent.

## COSTS

Each party should be responsible for their own costs in drawing up the lease.

## VALUE ADDED TAX

The figures which are quoted are subject to VAT if applicable.

## VIEWINGS

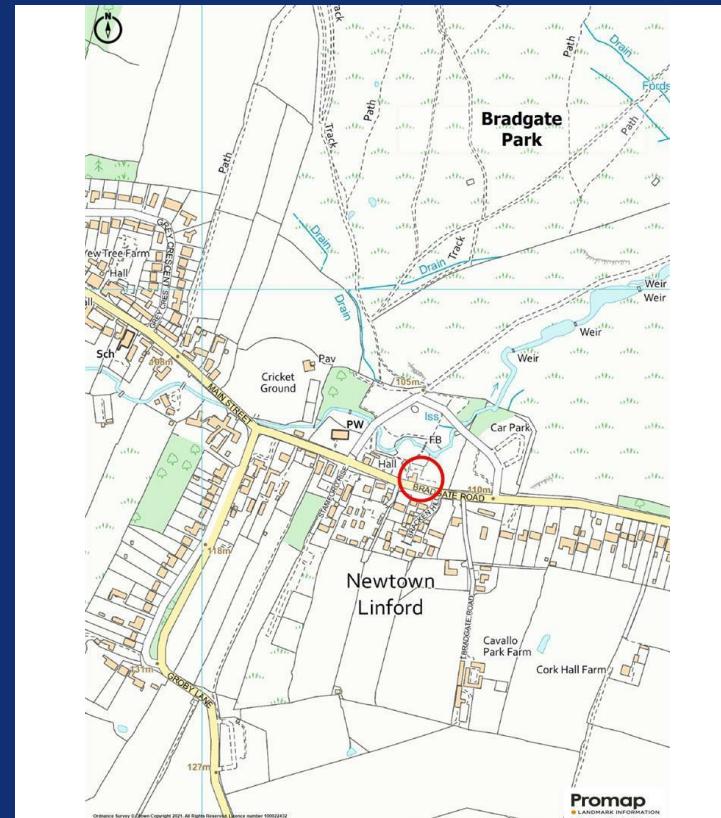
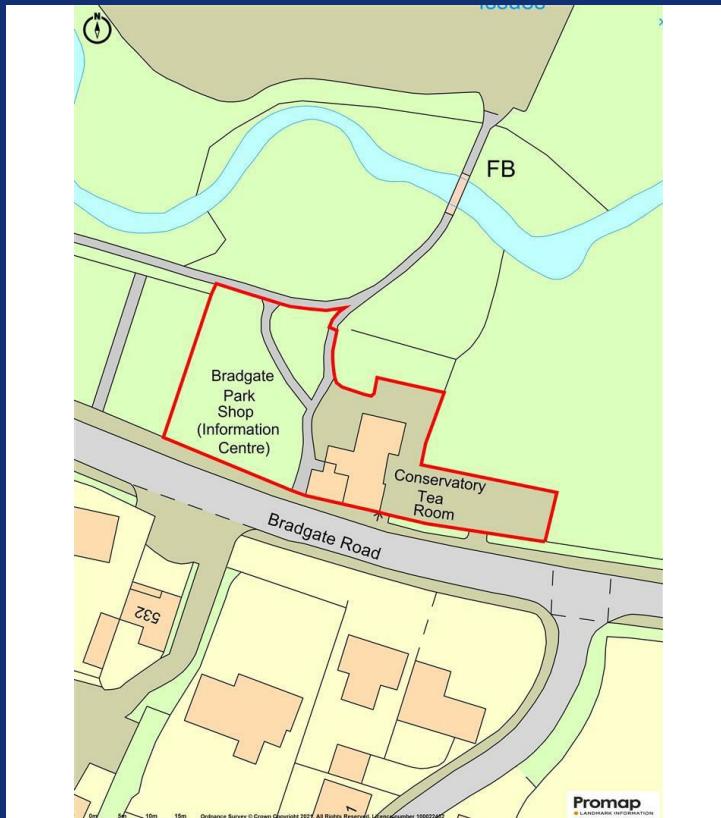
Strictly by arrangement with Andrew Granger & Co.

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## LOCATION



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